

The Terrace

Community Rules

We are pleased to have you as a resident here at The Terrace. We have established these rules so that all residents will get the maximum enjoyment from their residence. Please read and become familiar with these rules.

Thank you in advance for your cooperation!

1. **No smoking within 25 feet of the building or any common areas.** Smoking is only allowed in the designated area, which is located in the back of the building near the picnic/barbecue grills. Please properly dispose ashes, butts, and cigar tips.
2. **Do not use alcoholic beverages in common areas.** Consumption of alcoholic beverages in common areas will result in lease termination. At no time should any resident be in the building in an intoxicated manner.
3. **No eating or drinking in lobby area or elevator.**
4. **Do not post signs inside the elevators.**
5. **No signs are allowed to be displayed on your doors or windows except for medical emergency signs.**
6. **Be considerate of your neighbors** by keeping the volumes of your stereo/radio, television and voices to a level it will not disturb others. No house parties allowed.
7. **You will be held responsible for your guests**, whether they are in your unit or elsewhere onsite. Guest and children must be accompanied by resident at all times and not permitted to linger in the building.
8. **Loitering is not allowed and against the law.** All unauthorized guests will be trespassed.
9. **Solicitation is not allowed by residents or guests.**

10. **Gatherings are only allowed in the designated areas.**
11. **Front entry area seating is for those waiting to be picked up or waiting to see management only.** If waiting for a ride, please limit your seating time to no more than 30 minutes.
12. **All complaints should follow the chain of command beginning with management and be submitted in writing.** If management does not have knowledge of a complaint or these complaints are not in writing, the complaint cannot be handled properly.
13. **Residents are required to report all maintenance issues to management.**
14. **Residents are to keep their apartment windows and doors clean at all times.**
15. **No clutter inside the unit.** Please remove all inoperable/unused appliances, televisions, microwaves, electrics, furniture, clothing, etc., from your unit.
16. **Mini blinds and window screens are required to be maintained properly.** Bent or damaged blinds/screens will be replaced at the resident's expense.
17. **Residents are not allowed to have deep freezers.** No other refrigerators are allowed in the resident's apartment other than the one that is provided by MHA.
18. **Do not throw any objects out the door or over the balcony.** Keys, cell phones, cigarettes, money, trash, etc., must not be thrown over the balcony at any time.
19. **No rugs or furniture are allowed on the balcony or in front of your exterior door,** as this will obstruct access by wheelchair and scooter users.
20. **Do not hang rugs, clothes, mops, shoes or any other objects over the balcony.**
21. **No furniture delivery on the weekends.** Management needs to be available to protect the inside of the elevator prior to loading and unloading furniture. Residents must reserve the elevator for moves or furniture delivery, so that the elevators can be properly prepared.
22. **No over-sized furniture inside of the unit.** You must have room to walk around your furniture and access to the windows inside your unit.

23. **Residents must keep their front doors closed at all times.** The Terrace is not equipped with screened in doors.
24. **All trash is to taken to the trash chutes on a daily basis. Do not** put trash in chute unless it is enclosed in a trash bag. No glass or cardboard boxes should be placed in trash chute. Glass items must be placed inside a plastic or paper container before disposal and taken to the dumpster.
25. **Residents should use toilets, tubs, drains and dishwashers only for the purpose which they were designed.** Please do not put grease in commode, toilet, drains or trash chutes.
26. **Fobs provided to enter the building will be monitored.** There will be a replacement fee for all lost fobs. The replacement cost will be \$10.00.
27. **Do not alter your apartment by changing partitions, doors, windows, or add locks. Do not paint or wallpaper your walls.** Do not drill holes or put screws in any of the walls, ceilings, floors or doors. Flat screen televisions are allowed to be placed on the wall, but only by licensed contractor and have to be overseen by Maintenance. Residents will be responsible for all damages. If residents want pictures hung, they must contact the management office.
28. **Each resident is allowed only one (1) vehicle.** Please **do not** park in handicap spaces, unless you have the correct tags. Handicap spaces are first come, first serve. **Do not** park inoperable vehicles on this property. Parking violations will result in vehicles being towed at owners' expense.
29. **Flowers/plants outside must be place in flower pots.** Plants cannot be placed in buckets, cups, cans, jars, bowls, etc. This area must not be cluttered and create tripping hazards.
30. **Residents are required to be dressed appropriately while visiting the office and common areas.** Sleepwear is not permitted in common areas.
31. **Laundry room is for resident use only.** Please empty filter in the dryer between each use.
32. **Please contact management for use of the barbeque grill outside.** Charcoals should be soaked in cold water before placing them in a trash container. Please leave the area clean. Outdoor recreation areas are to be used from dawn to dusk only. Persons with pets must exercise them in designated areas only and pick-up behind them.

33. Stairwells should be used in case of an emergency. No one should be propping doors open for outside entry. Cameras will be monitoring the stairwell and anyone found creating an issue will receive a lease termination.

34. Please adhere to and pay close attention to all posted signs throughout this facility.

Please read the paragraph below and provide your printed name, signature and date.

I acknowledge that MHA has reviewed the The Terrace Community Rules with me and provided me a copy. I further acknowledge that violation of these contents will result in lease termination/eviction.

Print Name

Signature

Date