

Rules and Regulations

1112, 1120, 1116 Bank Street
Bridgeville, PA 15017

LESSOR COVENANTS THAT THE FOLLOWING RULES, REGULATIONS AND CONDITIONS, AND SUCH OTHER FURTHER RULES, REGULATIONS AND CONDITIONS AS LESSOR MAY MAKE, ALL OF WHICH ARE MADE A PART OF THEIR LEASE, BEING IN LESSORS JUDGMENT NEEDFUL FOR THE GENERAL WELL BEING, SAFETY, CARE, AND CLEANLINESS OF THE LEASED PREMISES AND THE BUILDING OF WHICH THEY ARE PART SHALL BE FAITHFULLY KEPT, OBSERVED AND PERFORMED BY LESSEE, AND BY THE AGENTS, SERVANTS, EMPLOYEES AND VISITORS OF LESSEE, UNLESS WAIVED IN WRITING BY LESSOR AND LESSEE AGREES THAT HIS FAILURE TO PERFORM THE SAME SHALL BE DEEMED A BREACH OF THEIR LEASE.

1. Per page 3 of 5 of the lease, Section 19 (A-E), tenant will maintain and regularly test smoke detectors to be sure they are in working order, and will replace smoke detector batteries at least annually each Spring or more often as needed.
2. NO animals, birds, pets or reptiles of any kind shall be permitted, brought or kept in or about the leased premises or the building of which it is a part. **LESSEE ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY BREACH OF THE FORGOING PARAGRAPH BY ANY RELATIVE, FRIEND, EMPLOYEE, SERVANT, AGENT OR VISITOR OF LESSEE.**
3. Lessee's use of any parking facility on the premises for the parking of his/her automobile, shall be at the Lessee's sole risk. The Lessee further agrees to obey any signs posted and all rules and regulations made by Burn's Properties or their Agent for the use of said parking facilities and Burns Properties assumes no responsibility or liability whatsoever for the loss of or damage to any automobile while parked in the parking facility. Automobiles of residents and their guests shall be parked within the lanes provided in the parking areas. Entrances and disembarking lanes must not be obstructed and "No Parking Areas" must be observed. **Parking of large trucks, and large commercial vehicles, disabled cars, cars bearing expired licenses or inspection tags, boats or trailers or motor homes is prohibited.**
4. Motorcycles are not permitted to parked on entrance balconies or patios and shall be parked only in the spaces as directed by Burns' Properties. Lessee shall not use any area or space for the purpose of washing, servicing or making repairs of any nature to any of the

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aforementioned vehicles. Driving of any lawn area is prohibited. **Any vehicle unable to be driven for reasons such as expired license plates or registration tags will be towed at the owner's expense. Lessee must park all vehicles with the front of the vehicle facing toward the building so that exhaust fumes do not blow into the apartment windows. SECOND (2ND) VEHICLE MUST BE PARKED IN THE VISITOR/GUEST AREA.**

5. The Lawn areas, roads, drives, driveways, parking areas, sidewalks, entries, courts, corridors, vestibules, passages stairways and fire escapes shall not be obstructed or encumbered, nor used for any person's play or recreation area, nor for any other purpose than ingress and egress.

6. **Lessee shall not mark, paint, drill into, or in any way injure, deface or damage any wall, ceiling, door, frame, partition, floor or metal work, work on wiring**

7. **No furniture goods and/or freight shall be delivered into the building or taken out except between the hours of 8 a.m. and 5 p.m.**

8. **Lessee shall not erect outside aerials or equipment in connection with any radio, satellite of television reception installation. No Lessee nor his relative or friends, or other person go upon the roof of the building for any reason whatsoever.**

9. **The placing of any article in entrances, hallways, walkways, steps, or lawn areas is strictly prohibited. All such articles must be either kept in your apartment or in the storage locker in the storage room. This is a fire regulation. Violations will be reported to the Fire Marshall for prosecution. Burns Properties shall have the right to impound any such articles deposited or parked in or upon such spaces and Burns' Properties assumes no liability for loss of or damage to any such article.**

10. Lessee shall store only trunks, baggage and personal effects in the storage lockers and that Lessee will store and lock these items at his/her own risk and responsibility and that under no circumstances shall he/she allow any gasoline, oil or other combustible materials to be kept in said premises or be packed no closer than 18" inches from the ceiling per current borough fire code. Storage Lockers are not considered part of the leased premises and Burns Properties does not guarantee Lessee a storage locker upon move-in. Lessee agrees that any articles placed in a storage locker are at the Lessee's own risk.

11. Lessee agrees to exercise care in the disposing "the minimal" of food waste in the sink garbage disposals. That is to say a plate rinse only.

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12. Lessee is required to keep the balcony and/or patio tidy and clean. Matches, butts, or any articles of any kind shall not be thrown from balconies or windows. Furnace rooms shall not be used as storage rooms. Outdoor cooking on patios is prohibited per Borough Fire Ordinance. All outdoor cooking must be done at a minimum of eight feet (8') from the building.

13. Lessee will be responsible for all damage to apartments, the building or equipment, caused by the overflow of drains, stoppage or breaks in plumbing, or to refrigerator equipment due to their misuse, careless use or negligent acts or omissions.

14. Lessee may not be permitted to place enclosures of any type or height around patios or install any type of exterior shades, either permanent or roll-up type, awnings or anything similar in nature on patios or balconies.

15. Lessee acknowledges receipt of a building key, apartment doors key(s) and if applicable, a mail box key; and same are to be returned at time of vacating apartment. Locks are not to be changed or additional locks put on doors unless by management. There is a thirty five (\$35.00) charge for any lock-out (payable at the provided time of access). Proper identification must be shown before gaining access to apartment. Any abuse of lockout privilege will only cause REVOCATION of any future lockout assistance.

16. Where applicable, laundry facilities include coin operated washers and dryers as well as laundry tubs. For best results, kindly observe the operating instructions posted. If a machine is operating improperly or not at all or you suffer any damage to clothing, please contact the laundry company listed on the machine directly.

LAUNDRY ROOM HOURS ARE DAILY 8 A.M. TO 11 P.M.

17. Soliciting is strictly forbidden. It is requested that the residents notify the office (412-391-1900) if a solicitor appears so appropriate action can be taken.

18. Rent is due and payable on or before the first(1st) day of every month. If a rent payment is received after the fifth (5th), a \$40 late charge is applied and due.

19. Absolutely NO LIVE CHRISTMAS TREES are permitted in any unit or building.

20. All garbage is to be placed in the dumpsters outside. Under no circumstances is garbage to be left in the hallways or common areas of the apartment buildings. No trash or trash cans or garbage receptacles will be permitted on the balconies at any time. All trash must be deposited in areas designated by Burn's Properties.