

# **VILLAGE PATH TOWNHOMES - RULES & REGULATIONS**

No loitering in front of building or in common areas by you or your guests.

No smoking in townhomes.

No climbing on roof.

Tenants and their guests are not to violate any state law, statute, or Village ordinance anywhere on Village Path premises.

Tenants and their guests are not to in any way annoy or interfere with neighbors or any of the other occupants of the building.

Tenants shall not perform any electrical, plumbing, painting, remodeling, repairs, etc., without written approval from Crofton Perdue.

Tenants and their guests are not to play any musical instruments, music, or television sets loud enough to disturb other tenants.

All refuse shall be disposed of by the tenant in the proper receptacles.

Tenant shall give Crofton Perdue prompt notice of any issues (damage or malfunctioning) of the premises, its fixtures and appliances.

Tenant is responsible for refrigerator filters, appliance bulbs and all light bulbs.

Tenant is responsible for smoke and carbon monoxide detectors batteries. If issues continue, contact Crofton Perdue.

Tenant will provide Crofton Perdue with their phone number, email and emergency contact information. They will keep Crofton Perdue informed of changes with these items.

Any cars not listed with the management will be towed. Parking is not allowed on the grass area.

Tenant understands that the premises are not to be used for the sale, manufacture, use, or possession of illegal narcotics. Tenant agrees to be responsible for guests and other occupants that are at the premises and will be held liable for anyone using, selling, or possessing illegal narcotics on the premises.

All pets outside of the living unit must be on a hand-held leash at all times. No pet shall be permitted to be tied or chained in the yard. All pet owners should immediately clean up their pet's waste. Excessive noise from any pet is not allowed. There is a limit of two pets per household. If any of these rules are broken, a warning shall be given. If subsequent incidents occur, a monetary fine will be levied.

Tenants are not to change the locks. A service charge of \$75.00 is charged to the tenant for all lockouts during the hours of 8:30 am - 5:00 pm, Monday - Friday. A service charge of \$125.00 is charged to the tenant for any other time. For each lost key, there is a \$10.00 charge.

Signature\_\_\_\_\_

Date\_\_\_\_\_

Signature\_\_\_\_\_

Date\_\_\_\_\_

Office Signature\_\_\_\_\_

Date\_\_\_\_\_

**Crofton Perdue Associates, Inc.**

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