

RULES AND REGULATIONS: Resident shall comply with all of the Rules and Regulations governing the residential premises and shall also comply with all of the Landlord's changes and additions to the rules and regulations that are permitted under Agency regulations and MCL 554.631 to 554.641 as amended.

1. The landlord/Owner or Management Agent is empowered to enforce these rules and regulations. All rules and regulations shall be in effect at all times. Management shall have the right to change the rules and regulations after a thirty-day written notice to Resident if the change is required to protect the physical health, safety or peaceful enjoyment of the residents and guests in the residential premises, and conforms to relevant law and in accordance with the grievance and appeals procedure.
2. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls shall not be obstructed or encumbered or used by Resident for any purpose other than ingress and egress to and from the leased premises. All Resident's boots, overshoes, throw rugs, umbrellas, bikes, wheelchairs and other personal property shall be kept within the premises at all times to avoid a safety and fire hazard.
3. No sign, signal, illumination, advertisement, notice or other lettering or equipment shall be exhibited, inscribed, painted, affixed or exposed by Resident on or at any window or on any part of the outside or inside of the premises or any building at the apartment community.
4. No shades, awning or other projections including air conditioners, televisions or radio antennas or wiring shall be placed in any window or attached to or extended from the outside walls or roof of the premises and no window dressing shall be placed on any window without Management's prior written permission. No signs or medallions shall be installed in the halls, on the mailbox, on the doors or windows of the premises or any area outside of the premises.
5. No person shall play in any areas other than those specifically designated for play. Playing in the halls, entrances, stairways, parking lot, laundry rooms or basements of the residential premises is expressly prohibited.
6. Management may retain a pass key to the premises and Resident shall not add, remove or alter any lock or install a new lock or knocker on any door of the premises without prior written consent of Management. In case such consent is given, the Resident shall provide Management with an additional key for use pursuant to Management's right of access the premises as permitted by law or in the event of an emergency. Resident shall pay all costs for replacement of lost keys or locks changed by Management at Resident's request.
7. Residents shall take the necessary precautions to prevent their property from falling from the windows, balconies or doors of the premises. Residents shall not sweep or throw from the premises any dirt or other substances such as food or cigarettes into any of the corridors, halls, stairways, entrances, light shafts, ventilators or elsewhere in the residential premises. Management shall have the right to exclude the placement of Resident's property on balconies, terraces, hallways, stairways, yards and other common areas of the residential premises.
8. The water closets, basins and other plumbing fixtures shall not be used for any purpose other than those for which they were designed; no sweepings, rubbish, rags or other improper articles shall be thrown into any of them. Any damage resulting from Resident's misuse of such facilities shall be paid for by the Resident.
9. The trees, shrubbery, and planted areas are a vital and valuable part of the residential premises and the Resident shall pay all damages resulting from any mutilation or defacing thereof caused by Resident, household members or guests. None of resident's personal property shall be kept on the lawns.
10. Laundry work shall be done only in the laundry rooms provided for such purpose at the residential premises. Resident shall remove Resident's belongings immediately after using the laundry equipment so as to enable other Residents to use the equipment. Resident shall leave all laundry equipment in a clean and neat fashion for the use by the next Resident.
11. None of Landlord's equipment may be removed from the residential premises and must be retained in its original location.
12. Resident shall be responsible for all damages beyond normal wear and tear to the premises, stairways, hallways and any part of the residential premises, which may be caused by Resident, Resident's agent and/or Resident's invitees including damage caused by moving furniture or other bulky articles. Residents shall not commit or suffer either substantial or repeated physical damage to any portion of the residential premises. Residents shall not commit or suffer either substantial or repeated physical damage to others' property.

13. No spikes, tacks, screws, hooks or nails shall be driven into the walls, ceiling, woodwork or doors of the premises except that Resident may insert a reasonable number of small nails in the walls for the purpose of hanging pictures, mirrors and/or decorative accessories. Resident shall not otherwise mar or deface such walls, ceilings or woodwork, shall not use tape, stickers, adhesive tape, wallpaper, picture hangers or adhesive paper on the walls, shelves or in the drawers. The telephone must be installed at the pre-wired location in the premises.
14. Newspapers, cans, garbage and other refuse must be placed in containers provided by Management for that purpose and the Resident shall keep the container lid, if any, tightly closed at all times. Resident shall comply with the regulations relating to disposal by Residents of garbage and other refuse. No litter, ashtrays nor any other refuse shall be dumped or disposed of in any parking areas or other common areas of the residential premises.
15. Resident shall not store any kerosene, gasoline or other flammable or explosive material or store or keep any materials associated with methamphetamine labs.
16. No car or vehicle repairing, polishing or washing shall be done at any time in or about the residential premises. Resident shall place cardboard or other protective material to protect pavement from parked vehicles that leak oil or the Landlord shall have the right, among others, to have the vehicle towed away and stored at Resident's expense in a lawful manner. Any unlicensed or inoperable vehicle must be removed from the parking lot or Landlord shall have the right to have the vehicle towed at the owner's expense.
17. Resident shall only cook or bake in the kitchen of the premises or at barbecue grills, if any, provided by Landlord. Barbecuing on patios or balconies is prohibited.
18. No riding of bicycles on the walks, lawns or planted areas shall be permitted. Bicycles shall be kept in the areas designated by Management for such purpose, and at no time will bicycles be permitted in or about the front entrance of any building at the residential premises. No baby carriages, wheelchairs, bicycles, velocipedes or other large articles shall be stored in the halls, passageways, stairways of any building (poses a hazard in an emergency) or on any lawn or planted area in the residential premises. Use of skateboards, rollerblades or similar equipment is specifically prohibited throughout the residential premises.
19. No Resident shall do or permit anything to be done in or about the premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on the residential premises or on the property therein. No Resident shall perform any act in violation of the laws relating to fires or perform any act in violation of any insurance policy upon the buildings in the community.
20. Unless draperies are provided by Management to Resident at no cost, Resident shall install draperies on all of the windows and doorways in the premises at Resident's sole expense. All of the Resident's draperies shall be of neutral color so as to achieve a neat and uniform exterior appearance. If a Resident does not obtain draperies and/or linings, Management shall have the option to do so and Resident shall pay Management the cost associated with the purchase with the following monthly rental payment. At no time shall sheets be used as draperies on any windows or doorways in the premises.
21. Resident shall not use waterbeds without Landlord's prior written consent. Resident shall be responsible for all damage caused by leakage from a waterbed, water damage caused by draining a waterbed or damage caused by the weight of a waterbed.
22. Motorcycles, trucks, commercial vehicles, trailers, mobile homes, recreational vehicles or boats shall not be parked in any parking space or carport at the residential premises without Management's prior written approval. If any vehicle is parked in the parking space or carport contrary to the provisions hereof, Management shall have the right, among others, to have the vehicle towed away and stored at Resident's expense in a lawful manner. All vehicles must be registered with Management identifying the owner of said vehicle, year, make and license plate number. All vehicles must be operable, registered and licensed. Management shall have the right to remove all inoperable or unregistered or unlicensed vehicles from the premises at the Resident's expense and Resident must reimburse Management for all costs incurred in conjunction with the removal of the vehicle.
23. Only those persons listed as occupants in the Resident's application for tenancy shall be allowed as household occupants to occupy the premises without Management's prior written permission. Violation of this provision may cause guest(s) to be counted as household members, if qualified, or at Management's option, your tenancy may be terminated.
24. No vehicle shall be operated at a speed in excess of 10 miles per hour (or as otherwise posted) on the driveways, parking areas or any other part of the residential premises.
25. Nothing shall be done by the Resident, members of the Resident's household, Resident's guests or agents to abuse the Management's agents or employees, including but not limited to: assaulting, battering, unwanted touching, emotional harassment or excessive verbal abuse, or threats of assault, battery, or harm or harassing telephone calls.

26. Resident shall, at all times, provide appropriate adult supervision of all minor children of the tenant's household and of all Tenant's guests who are minor children, whether said minor children are within the Resident's unit, or in the common areas.
27. Resident shall be responsible for all actions of his/her guests while guests are on the premises, whether in the Resident's unit or while in the common areas. Any actions of the Resident's guests that would be a material non-compliance with the lease, if done by the Resident, will form the basis for the termination of the Resident's tenancy.
28. Resident shall promptly notify the Management of any extended absences. If the Resident does not personally reside in the unit for a period exceeding sixty (60) consecutive days, for reasons other than health or emergency, the absence will be treated as a breach of the lease and adjustment of the rental assistance or rent may occur.
29. Resident agrees that smoking is prohibited in any unit where oxygen is being utilized or near any resident using oxygen at the residential premises including hallways, common areas of the building and as otherwise posted on the property.
30. Nothing shall be done by the Resident in or about any building in the residential premises which will interfere with the rights, physical health, safety, peaceful enjoyment, comfort or convenience of other Residents. No musical instruments, radios, televisions, or phonograph shall be operated and no cooking equipment shall be utilized in a manner that is disturbing or annoying to other Residents nor shall any Resident make any disturbing noises or create any annoying odors at any time. Resident shall keep the entry door to their premises closed except during ingress and egress from the premises.
31. No pets shall be permitted at the residential premises without Management's prior written consent except? For the required Services of trained and certified Seeing Eye or hearing ear animal/ or as specifically provided by the "PET EXHIBIT" for RRH elderly properties.
32. No tenant, no member of a tenant's household, or other person under tenant's control shall unlawfully manufacture, deliver, Possess with intent to deliver, or shall possess or use a controlled substance on the premises. In the event of violation of this rule, to the extent permitted by law, tenancy shall be terminated under the seven (7) days' notice procedure, or otherwise as required by circumstances
33. Satellite Dishes. Residents may utilize privately owned satellite dishes on patios or balconies that are part of their rental unit. Residents shall not install satellite dishes larger than one meter (3 feet, 3 inches) in diameter; shall not install satellite dishes on exterior walls, fencing or rails, and shall not install satellite dishes in common areas, including roofs and trees. Landlord may impose reasonable restrictions deemed necessary to ensure that no damage will result to the building or walls beyond normal wear and tear or bar residents from installing dishes in an unsafe manner and Residents should confer with Landlord before a dish is installed. Should resident install a dish contrary to this provision that causes damage to Landlord's property, Resident shall pay the cost of repairs incurred by Landlord in correcting the violation.
34. Non-payment, repeated late payment of rent, occupancy changes without appropriate and timely notice or default in any other financial obligation due under the lease beyond any grace period constitutes a material non-compliance with the lease and is Cause for the termination of the resident's tenancy.

Resident Signature

Date

Resident Signature

Date



*Equal Housing Opportunity
TDD: (800) 649-3777*

"This institution is an equal opportunity provider and employer."

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov."