

Junco Company
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RULES

1612 Polk St



The quiet enjoyment of your home is your legal right. So that all residents of this apartment complex can enjoy their homes equally, and to encourage and promote safety in this complex, please observe the following rules:

1. **Laundry room:** Separate instructions regarding its use are posted there. Please follow them. Please be sure the door is closed at night.
2. **Pets:** We don't allow pets. This rule applies to everyone because just one dog or cat, for example, can interfere with the quiet enjoyment of all of the residents. As required by law, we do allow assistance animals. We have separate rules for them which include the owner being responsible for their behavior, damage, and waste.
3. **Noise:** Keep all noise within your apartment. This includes your voice, your television, your radio, your musical instruments. If noise from your apartment can be heard from next door or the driveway after 10:00 pm, you are too loud.
4. **Conduct:** Don't—and don't allow your guests or invitees to—disturb or threaten the rights, comfort, health, safety, or convenience of others in or near the premises. We forbid possession, sale, or manufacture of illegal drugs or drug paraphernalia.
5. **Cleanliness:** Keep your apartment and your front porch area clean and free of accumulations of cigarette butts, debris, rubbish and garbage.
6. **Recycling:** Containers are provided. Please use them. Please also keep the lids closed on them. Recycling instructions are in the laundry room.
7. **Garbage:** We have provided a dumpster. It is emptied once a week. We are providing trash service for normal household trash only, not furniture or tires, for instance.
8. **Fees:** If we need to come to let you into your apartment because you have lost or misplaced your key, we can charge you a fee of \$20.00. If your rent check bounces, we can charge you a fee of \$25.00.
9. **Cold weather:** Please keep heat up to at least 50°. Open cabinet doors to allow room heat to enter those spaces to keep pipes from freezing.
10. **Damage:** Unless it's caused by our negligence, we're not responsible. That means you are, that you have to pay for repair or replacement. This includes windows, doors, screens, and plumbing stop-ups caused by something tossed down *your* fixture.
11. **Safety:** Keep your door and windows locked. We believe your apartment is reasonably secure: your windows have latches and your door a locking door-handle or dead-bolt. If you don't believe these are working properly, or are insufficient, please let us know. We care about your safety and security.
12. **Smoke alarms:** You are responsible for maintaining smoke alarms and keeping working batteries in them. Report to us immediately any non-working smoke alarm. We will replace dead batteries when requested.
13. **Parking:** You are assigned one parking space. Second vehicles must be kept on the street. No vehicle repair is allowed on the property. The property is posted for towing illegal vehicles. Illegal vehicles include those [1] with flat tires, or that are otherwise inoperable, [2] not bearing a current registration, [3] parked in spots allocated to others, and [4] parked in "no parking" areas, including the gravel turn-around area. If we tow your illegally parked vehicle, you will have to pay the towing charge.
14. **Disability:** If you believe, because of a physical or mental handicap, that in order to afford you an equal opportunity to use and enjoy the rental unit you need reasonable accommodation in these rules, or our policies or practices, you must notify us of the requested accommodation. We may require certification of the disability.
15. **Common areas:** The common areas are those outside of your apartment and include the tool shed and the laundry room. Don't leave trash or personal possessions or laundry unattended in the common areas. We may remove and dispose it if you do.
16. **Fire:** These are old wooden buildings. Please be very careful about fire. Keep grills well away from the buildings.

Revised: 7/7/04