

SWANSON LEASE – “THE RULES”

The following rules are part of your lease agreement. They're probably the sort of things you'd think of anyway – things that help keep the neighborhood looking good and that promote good “neighbor relations”. They shouldn't be taken as an all inclusive list (use common sense – or call and ask, I'd be happy to offer advice) and do not supersede homeowner association rules or city ordinances that may be in affect in your neighborhood. If “the rules” change, an updated list will be provided to you.

- 1. No outdoor activity (parties, yard work, or anything else) that might disturb your neighbors after 10:00 pm.**
- 2. No loud parties, loud music, or other neighbor-disturbing activity anytime, anywhere.**
- 3. Don't park vehicles in the yard.**
- 4. Don't leave a vehicle parked in the street more than 24 hours.**
- 5. Cars that will not start must be repaired or removed within 14 days.**
- 6. No working on vehicles in the street.**
- 7. If you work on a vehicle in the driveway or in a carport where visible from the street, you must finish work within 2 days (or clean up so that your home doesn't look like a repair shop!). You must also protect the driveway or carport/garage floor from oil stains and/or other damage.**
- 8. Tires, oil, and other toxic waste must be removed immediately according to city ordinances. You may not leave them in the yard, garage or house.**
- 9. Trashcans should be placed out of site – behind a building or fence, for example – within 24 hours after trash pickup and should not be placed at the curb more than 24 hours before the scheduled trash pickup day.**
- 10. Do not let trash accumulate – take it to the curb for pick up on the scheduled pickup days.**
- 11. Don't leave furniture, toys, bikes, trash, etc. in the front yard – keep your yard clean and neat.**
- 12. Keep grass less than 8 inches tall. If you don't, it will be cut for you and you will billed for the cost. If lawn service is included in your rent, the grass will be cut based on the yard care schedule. You may occasionally need to cut the grass between yard crew visits.**
- 13. If the house you are renting uses natural gas, you must keep the gas turned on up until the time you move out. If the gas remains off more than 90 days, the lines must be inspected before the gas can be turned back on. If this is found to be the case when you move out, you will be charged for the inspection fee.**