



3161 UNION ST.  
SUITE 105  
NORTH CHILL, NY 14514

## *RULES AND REGULATIONS RIDER*

1. Tenant shall conform with all municipal ordinances, rules, laws and regulations and must observe all rules for prevention of fire and lowering of fire rates.
2. Tenant shall keep and maintain the Rental Premises in a neat and clean condition and shall not allow refuse and garbage to accumulate.
3. Tenant shall not keep any dogs, cats or other pets in the Rental Premises, except as specifically set forth in the *PET RIDER*.
4. No awning or other projection, including air conditioners, television or radio antennas, dish satellite receivers or wiring, shall be attached to or extended from outside walls of the Rental Premises.
5. No sign, signal, illumination, advertisement, notice or lettering, or equipment shall be exhibited, inscribed, painted, affixed, or exposed on or at any window or any part of the outside or inside of the Rental Premises.
6. Tenant shall not alter any lock or install a new lock, knocker, peephole, or other attachment on any door of the Rental Premises.
7. No noise, music or other sounds, or annoying smells or conduct shall be permitted at any such time in any manner as to disturb or annoy Landlord or any neighbors. "Quiet Hours" are from the hours of 10 p.m. to 8 a.m. Tenant is absolutely prohibited from using stereos, radios, televisions, playing musical instruments or otherwise creating or permitting noises or sounds that can be heard by neighbors, including tenants in neighboring apartments, during Quiet Hours.
8. Tenant shall not use sheets, newspapers, blankets or towels as window coverings.
9. Tenant shall not use the Rental Premises for garage sales.
10. Tenant shall not burn candles unattended.
11. Tenant shall not occupy the Rental Premises without utility service.
12. No tub, sink, toilet or other plumbing fixtures shall be used for any purpose except for the purposes for which they were designed. No sweepings, rubbish, rags, sanitary napkins, wipes of any kind, condoms, tampons or any other improper articles shall be flushed down the toilet or discarded in any drain. Any damage resulting from misuse of the plumbing fixtures shall be paid for by the Tenant.
13. No vehicle shall be stored, kept or parked in the yard of the Rental Premises. All vehicles

must be registered, licensed, insured and have a valid inspection and registration sticker at all times. Disabled vehicles are not allowed to be stored for any reason and should be removed from the Rental Premises. No car washing, maintenance or repair of any vehicles, including, but not limited to, oil changes, shall be done at the Rental Premises. No recreational vehicles shall be stored or parked at the Rental Premises, including, but not limited to, ATV's, UTV's, boats, trailers, campers, snowmobiles and dirt bikes. Nonconforming vehicles may be towed at Tenant's expense.

14. All maintenance concerns and requests shall be submitted through your tenant portal that was setup at/or about the time of the signing of the Lease.

15. No one (other than Landlord or its agents) shall be allowed on the roof of the building.

16. Storage areas are for Tenant's convenience and Landlord assumes no responsibility or liability for items Tenant stores in storage unit.

17. Garbage is not to be left on the porch or in any common areas. Garbage shall be placed directly in the dumpsters or totes on a regular and consistent basis.

18. All Late Charges shall be strictly enforced. If late payments occur more than three (3) times in a 12-month cycle, Landlord shall have the right to demand that Tenant vacate the Rental Premises.

19. Waterbeds and fish tanks in excess of 10 gallons are not permitted.

20. Electric space heaters and propane heaters are not permitted. Tenant shall not utilize the stove or oven to heat the Rental Premises.

21. All carpeting must be steam cleaned when you vacate the Rental Premises by a professional carpet cleaning company, with a paid receipt of the same provided to Landlord.

22. Flammable, dangerous substances or hazardous materials shall not be kept or used in the Rental Premises or storage areas provided.

23. Trampolines and pools are prohibited.

24. Tenant shall not use, keep or sell any illegal substance(s), drugs, firearms or weapons at the Rental Premises.

25. Tenant shall use the Rental Premises solely as Tenant's primary residence and for no other purpose. Tenant shall not use the Rental Premises for any illegal purpose and Tenant shall not operate a business at the Rental Premises.

26. Tenant shall not make any alterations to the Rental Premises, including, but not limited to, painting, installing light fixtures, ceiling fans, partitions or railings, installing wallpaper, and/or drilling into or attaching anything to the walls, floors or ceiling.

27. No bedrooms or sleeping arrangements shall be permitted in any area and/or room not intended to be used as a bedroom, including, but not limited to, the basement of the Rental Premises. This is a violation of the local fire code.

28. Automobiles, delivery trucks, moving vans, and any other type of motor driven vehicles, are not allowed on the lawn.