

# S.C. SWIDERSKI, LLC

401 RANGER STREET • MOSINEE, WI 54455 • 715.693.9522 • FAX: 715.693.2880

## RULES AND REGULATIONS

1. FOR THE COMFORT, CONVENIENCE AND BENEFIT OF ALL TENANTS, AND TO INSURE PROPER USE AND CARE OF THE PREMISES, LESSEE SHALL COMPLY WITH ALL THESE RULES AND REGULATIONS AND SHALL NOT BE PERMITTED TO:
  - A. NO PETS ALLOWED OR VISITING PETS WITHOUT THE LESSOR'S PRIOR WRITTEN CONSENT.
  - B. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor's prior written consent.
  - C. Allow any item to be thrown or dropped from windows or balconies, or to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening.
  - D. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
  - E. Lessee's residing in units which contain fireplaces are required to have the chimneys professionally inspected and cleaned annually at lessee's expense. The fire chief may require written verification of cleaning and inspection.
  - F. Drive or drill screws, large nails or fasteners on or into any of the walls, ceilings, floors, partitions or woodwork of said premises. Up to 15 small nail holes throughout the apartment are allowed. Upon departure we ask that all nails be left in the wall. We will remove, repair and paint at no charge. If the walls are patched improperly or if larger nails are used, you will be charged for this repair work. Absolutely no holes should be put in the ceiling.
  - G. Allow water to run except when in actual use.
  - H. Use balconies or patios for any purpose whatsoever other than a place to stand or sit, or store thereon object or equipment other than normal balcony furniture. They may not, as an illustration, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers, wagons, toys, etc. No item or object may under any conditions be thrown or dropped off the balcony or porch. No covering shall be installed on balcony floors.
  - I. Permit the premises to be used for the operation of any business.
  - J. Loiter in any common areas of the property.
  - K. Use of a grill is acceptable but must be 15 feet away from any vehicles or structures.
  - L. No mechanic repairs may be done on any motorized vehicle, bike in or on any part of the building or premises.
  - M. No live Christmas trees.
  - N. Shall not vacuum or wash/dry clothes after 9:30 p.m. as a courtesy to other tenants in the building.
  - O. Absolutely NO candle burning is allowed in the apartments.
2. Lessee, Lessee's occupants, guests and invitees shall not become intoxicated, disorderly, harass or solicit residents, their guests, or others, create or cause any odors or create or permit any unnecessary, unreasonable or improper noise or disturbance in or about the premises or the building of which the premises are a part, including, and not be way of limitation, the operation of a radio or television set or playing of a musical instrument or singing in a manner or at times which might be objectionable to other tenants.
3. Lessee shall be responsible for removal of any snow accumulation from balcony.
4. All keys and pass cards are for Lessee's sole use. Lessee may not duplicate any keys without permission from Lessor. In the event the Lessee fails to return ALL keys and pass/key cards obtained from Lessor within 24 hours after surrendering the premises, ALL costs of rekeying or replacing said locks shall be paid by Lessee upon billing and may also be deducted from Lessee's security deposit. When opening security door, please do not use key as handle. Tenants are responsible for any damage caused by this.
5. The streets, sidewalks and entrances shall not be obstructed in any way or used by Lessee for any purpose other than for ingress or egress.
6. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all damage to the building caused by the moving or carrying of articles shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in Lessee's locker.
7. All refuse and waste shall be routinely and frequently removed from the premises and deposited in trash bags in trash containers in designated areas only. In the event it becomes necessary, Lessee shall comply with any RECYCLING RULES, REGULATIONS AND ORDINANCES IMPOSED.
8. Lessee shall keep the glass and/or screens in the windows and doors clean and in good repair and shall pay for the cost to replace any broken glass or screens with equal quality and size as any that may be broken; Lessee will pay for the cost to replace all electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of premises.
9. In the event Lessee fails to pay any utility charges when due, then Lessor's option, may pay said past due utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of Lessee including utilities to last day of lease term or extension thereof.
10. Availability and use of recreational facilities, landscaped areas, drives, walks, other common areas, lockers, storeroom, wash machine, dryer or storage space in the building used by the Lessee is furnished gratuitously and is not a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any property, or to any person making use of the same. Lessee, in making use of such spaces, does so at their own risk. Lessee shall be entitled to use one storage locker, subject to availability, at no extra charge.
11. Lessee expressly agrees that Lessor shall not be liable to Lessee or others, including Lessee's guests, occupants and invitees, for any damage to or loss of any personal property located in or about the premises, or the building of which the premises are a part, where said damage or loss results from any cause whatsoever, other than the negligent acts of Lessor. **It is the responsibility of the Lessee to provide insurance for their personal property.**
12. Lessee shall not meddle with or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke and fire detection or other life safety devices, refrigerating or laundry apparatus or controls in or about the leased premises or the building containing said equipment, nor shall Lessee install any said apparatus without Lessor's prior written consent.
13. No radio or television wires, aerial or connection shall be installed, placed on, or attached to the demised premises without the prior written consent of the Lessor. The Lessor is authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.
14. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper or other substances shall be thrown therein. Any damage resulting to them from misuse of any nature or character whatever shall be paid by Lessee.
15. All heavy furniture is to have casters to protect flooring. Placement of rugs or door mats in the common hallway outside the apartment is not allowed.
16. Lessor may, at any reasonable time authorized by law, enter said premises for the purpose of inspecting same, making repairs, showing the premises to prospective tenants or purchasers, or for other purposes authorized by law.
17. Lessor shall not be responsible to Lessee for any non-observance of rules and regulations on the part of other tenants. Lessor reserves the right to amend any Rules and Regulations at any time upon 28 days written notice to Lessee. Any violation of these rules and regulations constitutes a material breach of tenant's rental agreement and may result in termination of tenancy and eviction.
18. **Windows and doors must be closed whenever the heat is on.**
19. Painting shall be done only when necessary, by Lessor only, but in no event more frequently than every three years, except for damage not caused by the Lessee, Lessee's occupants, guests or invitees. If it shall become necessary to paint the premises, or any part thereof, sooner than three years from the date of the previous painting, because of misuse by the Lessee, Lessee's occupants, guests or invitees, the cost of such painting shall be charged to the Lessee, such cost to be prorated on a three year basis.
20. During tenancy, and at the time of move-out, the Lessee/s must notify the office of any large items to be disposed of (**Ex: couches, mattresses, dressers, all electronics, etc.**) There is a fee generated from disposal services to remove such item, in which, the Lessee is to be held responsible.
21. The Lessee agrees to notify the Lessor **IMMEDIATELY IN WRITING** if any smoke detector is not operating properly. Lessee understands that tampering with any smoke detector in any manner is illegal and shall constitute a breach of this Lease and Lessee is subject to maximum penalty permissible by law. If the fire department is called due to smoke and/or fire, Lessee will be responsible for any charges incurred due to Lessee negligence or unjustified fire calls.

I have read the foregoing Rules and Regulations and agree to abide by them as part of the Lease.

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Date