

**Shops and Lofts at 47
Draft Lease Attachment
Rules and Regulations**

All parts of the Lease, including these Rules and Regulations, apply equally to all children, as well as adults. **Parents are responsible for any damage by their children.**

Tenants are responsible for the actions of all household members, guests and visitors.

Tenants will be held responsible for any violations of the Lease and the Rules and Regulations caused by their guest and may be subject to eviction for these violations.

Repeated, documented violations of these Rules and Regulations are reasons for terminating your lease.

1. Air Conditioners

Units are all equipped with whole unit air conditioners. No window air conditioners are permitted.

2. Alterations

No additions, alterations, or repairs may be made to any unit without the written consent of Management. This includes, but is not limited to, bar or counter attachments, plumbing fixtures, locks (chain or deadbolt), painting, mirror tiles, wallpaper, or any other attachment to the floor, ceiling or wall. Wires, cables, exterior radio or television aerials or antennas shall not be installed on the grounds or attached to any part of the buildings. Cable wires must not be draped across the floor of apartments.

Pictures must be hung using picture-hanging nails. Adhesive picture hangers are not permitted.

3. Appliances

Refrigerators, stoves, dishwashers, washers, and dryers must be properly cleaned and maintained as described in the manufacturer's instructions.

Air conditioner filters must be cleaned as needed, to allow for proper ventilation.

4. Barbecue Grills

Barbecue grills may only be used in the rear yard of the unit, at least 10 feet from the building. Lit grills must be attended. Management reserves the right to remove and dispose of grills that are unsafe. When not in use, barbecue grills must be stored.

5. Cable

All units are "cable ready"; therefore, no outside antennas are permitted. Any additional cable receptacles will require written permission of Management. A licensed electrician or employee of the local cable company must perform the

installation. The cost is the responsibility of the Tenant. The installation becomes part of the unit and will remain when the Tenant moves from the unit.

Satellite dishes are permitted only in the portion of the Tenant's unit that is within the Tenant's exclusive control. However, due to the building's prominent location, tenants may not install satellite dishes on porches, terraces or balconies that are defined as private exterior space in paragraph 7 of these rules. The Tenant may not install a satellite dish in any part of the development that is a common area, as defined in paragraph 7 of these rules. When installing a satellite dish, the Tenant may not drill holes, or damage or alter walls, windows, balconies, porches or any part of the unit.

6. Clotheslines

Clotheslines are not permitted outside units at any time.

7. Common areas

Private exterior space is defined as the space immediately in front of and behind your unit, including the patio area and grass adjacent to townhouse units and patios, balconies, and decks connected to other units. Common areas are defined as all other space at the Shops and Lofts at 47. Common areas include, but are not limited to entrances, sidewalks, parking areas, and common yards.

Tenants shall not place, store, or leave bicycles, strollers, toys, wagons, shopping carts, furniture, clothing, brooms, mops, garbage cans, newspaper containers, swimming pools, or any other items in the site's common areas.

If a Tenant leaves items in the common areas, Management will remove and dispose of all items at the Tenant's expense.

Consumption of alcoholic beverages in any of the common areas is not permitted.

Littering or trash disposal in the common areas, playgrounds, sidewalks, parking areas, park or streets is prohibited. Trash is to be disposed of in the designated trash disposal containers.

8. Conflicts between Tenants

Tenants are urged to try and solve their differences with their neighbors before contacting Management.

Complaints and concerns from Tenants will be dealt with by Management promptly. Tenants are instructed to address grievances directly to the Property Manager.

Whether it is a noise complaint, a dispute over parking, reports of illegal activity, or any other matter that affects the quality of life for a Tenant, Management will attempt to provide an atmosphere of fairness in resolving grievances or disputes. Tenants are reminded that repeated minor violations or a single major violation of the terms of the

Lease are grounds for eviction. At the first evidence of a problem, Management will meet with the Tenant(s); state clearly the behavior that may not continue and the consequences of continued or repeated behaviors. Every effort will be made to assist the Tenant in correcting the problem.

9. Cost for Damages, Charges, and/ or Fines

The cost for all repairs for damage, beyond normal wear and tear shall be the responsibility of the Tenant. The actual cost of labor and replacement cost of said damages would be applied to the Tenant's account. All cost for damage, charges or fines shall be due and payable within thirty (30) days after receipt of notice from Management.

10. Criminal Activity

Any criminal activity, including the possession, purchase, or sale of any illegal controlled substances by the Tenant, any member of the Tenant's household, any guest or any other person under the Tenant's control, and any activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents, will be grounds for eviction or criminal prosecution.

Management will respect the Tenant's privacy rights when monitoring for criminal activity; however, where drug use or other criminal activity within a Tenant's unit is readily observable from outside the unit, Management will notify the proper authorities and commence eviction proceedings.

11. Dwelling Unit

No member of the Tenant's household will be permitted to utilize his or her apartment for purposes other than dwelling. Home-based businesses are prohibited.

Only those persons whose names are listed in the records of Management shall reside at the address in the dwelling unit.

No dangerous or flammable items can be stored in or around the dwelling unit.

No signs are permitted on doors or windows in common areas. Signs are permitted only in the portion of the Tenant's unit that is within the Tenant's exclusive control.

12. Grievances

Only for Public Housing Tenants, Shops and Lofts utilizes the applicable and current CHA Grievance Policy and Procedures for informal and formal grievances.

13. Heating/ Utility Areas

Most apartments are equipped with at least one utility closet. The closet(s) is for heating, hot water tanks, and utility equipment only. The blocking of access to any heating or utility equipment is prohibited. Tenants are not permitted to store any items in the heating or utility areas.

14. Inspections

Apartments may be inspected at least two (2) times per year to ensure all repairs are identified and completed as needed, as well as to ensure that housekeeping standards are maintained. Violation notices will be sent to and legal follow-up will occur for those Tenants who are not in compliance with Lease terms and the Rules and Regulations. Tenants must cooperate with Management inspections. Refusal to permit Management access to the unit for inspections or to cooperate with inspections may result in termination of the Lease.

15. Guests

Tenants must obtain the approval of Management for all guests and visitors staying in the unit for more than seven days. All Tenants are responsible for the actions of any members of the Tenant's household, guests, or any other person under the Tenant's control. No one may occupy the apartment unless they are on the Tenant's Lease Agreement. Tenants must notify Management in writing.

Tenants are responsible for:

- Misconduct or violation of rules by any member of the Tenant's household, any guest or any other person under the Tenant's control. This includes negative behaviors and/ or conduct of all children.
- Property stolen or damaged by the Tenant, any member of the Tenant's household, any guest or any other person under the Tenant's control.
- Any loss or damage to the property by fire and/ or negligence on the part of the Tenant, any member of the Tenant's household, any guest or any other person under the Tenant's control.

If damages or charges are incurred as a result of the inappropriate behavior of the guest, the cost will be charged to the Tenant's account.

16. Light Bulbs

Light bulbs are supplied to each fixture at the time of move-in. Tenants are responsible for buying and installing light bulbs, including exterior light bulbs. Please contact Management if lighting is not working appropriately in your area.

17. Lockouts

All lockouts Monday through Friday (excluding Holidays) between 8:00 a.m. and 4:30 p.m. will be charged \$10.00. Lockouts after weekday office hours, on weekends, or Holidays will be charged \$25.00.

18. Locks

Any changes to or additions of locks (i.e. deadbolt) must receive prior permission from Management and installation must be performed by maintenance. Tenants must provide Management with a key for each lock. The fee for lock changes is \$25.00.

19. Loitering

No loitering is allowed in the common areas. The Tenant agrees not to allow any member of the Tenant's household, any guest, or any other person under the Tenant's control to loiter in the common areas.

If any member of the Tenant's household, any guest, or any other person under the Tenant's control is found loitering, the Tenant may be fined a fee of \$20.00 per violation.

20. Maintenance Repairs

Tenants must maintain their units in a safe and sanitary condition. All Tenants are required to notify Management within 24-hours if any part of the unit shall fail or break or if there is any damage caused by tenant neglect. Such items may include, but are not limited to, water leaks, broken doors or handles, appliance malfunction, holes in drywall, etc.

If a Tenant fails to report a maintenance item within 24-hours, the Tenant shall receive a fine of \$25.00 per violation, in addition to any charges for damages requiring repair to the building.

21. Noise

The Tenant shall not permit any musical instrument, radio, television, stereo, or other like device to be used above a normal tone. Normal tone means the device cannot be heard from the exterior of the unit and does not interfere with the neighbor's quiet enjoyment.

Excessive interference with the rights of others will not be tolerated. Annoyance by unreasonable noises, such as loud music, including car music, car horns, pets, and voices (especially between the hours of 10:00 p.m. and 8:00 a.m.) will not be tolerated. Repeated violations (exceeding two (2) incidents per six-month period) may lead to Management action, up to and including termination of tenancy.

22. Parking/ Motor Vehicles

Each unit will be provided one (1) numbered parking space in the second floor parking garage, and up to two (2) key cards or other access device to enter the second floor garage. Tenants must register the license plate and vehicle make and model with the Management. In general, parking in the second floor garage is available for residents' parking only. Residents may notify Management that a visitor will be temporarily parking in the parking garage by providing to Management the name of the visitor, length of stay (not to exceed 48 hours except with specific permission of the Management), license plate number and vehicle make and model. Vehicles that have not been registered with Management, or registered vehicles parking in the incorrect parking space may be towed, at the expense of the owner, without warning. The garage will be monitored continuously for improperly parked vehicles.

Parking in spaces reserved for people with disabilities is reserved for vehicles properly permitted or licensed for handicapped parking, except to the extent that residents without a handicapped parking plate or placard have been assigned one of the spaces reserved for people with disabilities by Management . Management will in no way guarantee any Tenant more than one parking space. Only operable vehicles with current State of Illinois registrations are permitted in the parking area. Inoperable, unlicensed vehicles, improperly parked vehicles and vehicles with expired registration may be towed, at the expense of the owner, without warning.

Residents of the Shops and Lofts at 47 project or their visitors may not park in the retail parking areas at any time, day or night. Parking is never permitted in the alley. Visitors may park in designated street parking spaces along Cottage Grove Avenue, Evans Avenue, or 48th Street.

Vehicles on public streets and parking areas must be parked in a manner that is in keeping with local regulations including regulations that prohibit obstructing or parking on sidewalks. Tenants and their guests must comply with all posted street signs.

Vehicle repairs, including oil changes and auto bodywork, may not be performed while parked in the parking areas of the development. Vehicle repairs, including oil changes and auto bodywork, may also not be performed on the streets or sidewalks, subject to the requirements of local regulations.

Tenants are not permitted to wash their vehicle on the premises.

Vehicles parked in “NO PARKING” or “HANDICAPPED” designated areas may be towed at the expense of the owner without warning, except those vehicles parking in the correct assigned spaces in the second floor garage. There will be no exceptions.

23. Pest Control

Each unit and common areas are exterminated on a routine basis when necessary. Tenants will be given at least 72 hours notice and full compliance with the notice, including removing items from kitchen cabinets and covering food and utensils is required. All Tenants agree to allow Management the entry and completion of any routine or scheduled extermination. A fine of \$25.00 will be incurred for any Tenant violating this policy.

Tenants should contact Management to request to be placed on the list for extermination.

24. Pets

Pets are not permitted without the written permission and signed Pet Agreement from Management.

25. Decks, Balconies, Porches and Yards

Porches and backyards are not to be used for storage.

Landscaping alterations are not permitted.

26. Rental Payments/ Late Fees

Rent must be paid by personal check, cashiers check or money order. Cash will not be accepted. No partial payments will be accepted.

Rent is due and payable on the first day of the month. For each month in which the rent is received after the fifth day of the month, the Tenant shall pay \$10.00, plus 5% of the amount by which the rent exceeds \$500. If rent is not paid by the 10th of the month, Management will issue the Tenant a 14 day eviction notice. Repeated late payment of rent may result in termination of the Lease.

There will be a \$25.00 charge for all returned checks. Any Tenant who has one (1) returned check will be required to make all future payments by money order or cashier's check.

27. Renter's Insurance

Tenants are strongly encouraged to obtain renters insurance. Management is not responsible for any loss or damage to Tenants' goods or personal belongings. The insurance carried by Management does not cover the personal property of the Tenant.

28. Sanitation

Tenant agrees to keep the residence clean and not contribute to unclean or unsanitary conditions in the community. No unusual or objectionable odors shall be produced from the rented premises. No graffiti is permitted anywhere on the premises. Destroying or defacing property is considered criminally damaging and illegal. All violations will be prosecuted. Tenants will be charged for all repairs and/ or restoration of the property.

29. Smoke Detectors

Upon move-in, an inspection will be conducted with both Management and the Tenant with both acknowledging the inspection by signing the inspection form. If at any time a member of Management should inspect the apartment and find that the smoke detectors have been tampered with and/ or the detector removed, the Tenant will be charged the replacement cost and fined a fee of \$20.00.

Tampering or removing a smoke detector is a violation of the Tenant Lease and could lead to eviction proceedings.

30. Swimming Pools

For safety reasons, swimming pools, regardless of size, are not permitted.

31. Trash Removal

Trash collection for Tenants in the town home units will be handled by the City of Chicago. Tenants will be advised of collection days and requirements upon move-in. Tenants are required to conform to any recycling that may be required by the City of Chicago. Plastic trash containers are the responsibility of the Tenant.

All trash should be placed in a plastic bag and closed tightly before placing it in the on-site trash containers located adjacent to the parking area for each building. All boxes and containers must be broken down and placed in the proper container. Anything spilled should be cleaned up immediately. There should be no trash left outside of the unit's designated on-site trash disposal container. There is a \$10.00 charge for each bag of trash left in any interior or exterior common area of the property. If a Tenant is found in violation, this could be cause for possible termination of the Lease Agreement.

No large household items such as furniture, bedding, etc. should be placed in or around designated trash containers or around the unit. Tenants must make arrangements to have these items removed from the premises. If Management is required to remove such items for disposal, a standard commercial charge will be applied.

32. Waterbeds

Waterbeds are not permitted.

33. Windows/ Screens

Missing or broken windows and screens are replaced or repaired promptly by maintenance. Where the damage is the result of misuse or abuse, the expense for the replacement or repair is charged to the Tenant in an amount equal to the cost to Management.

No articles shall be hung from the windows or landings. No dirt or substances shall be shaken or thrown from the windows, doors, or landings.

Tenants must hang draperies with white backing.

All Management provided mini-blinds must be maintained and utilized.

The listing is subject to change as new Rules are added and old rules are changed or deleted. If changed, the new rules and regulations will be circulated to all Tenants for a thirty (30) day period prior to implementation. Thereafter, Tenants shall have a thirty (30) day period to execute an addendum, which incorporates the new Rules and Regulations into this agreement. Failure of a Tenant to execute the addendum shall constitute just cause for termination of this Agreement and eviction of the Tenant.

BY: _____
Head of Household Date Signed

BY: _____
Head of Household Date Signed

BY: _____
Head of Household Date Signed