

AJ APARTMENTS @ COURTYARD APARTMENTS

P.O. Box 1457 Queen Creek, AZ 85142

RULES AND REGULATIONS

- 1. OCCUPANCY:** Residents are reminded that their Rental Agreement is a legal contract which should be read with great care. Among other things, this contract states the name of each person who may stay in the apartment. Any additional person(s) staying in the apartment for a period of **more than 14 days** **MUST** obtain written permission from management. Also, there is a legal limit on the number of persons who may occupy an apartment. For emergency purposes, please inform your manager of the name and auto license plate number of any person staying with you for the 14 day period.
- 2. WALKWAYS:** All walkways and stairs are to be kept clear and free of debris at all times. Absolutely no storage of any items on or near the common walkways or stairs outside of the apartments is permitted. All brooms, mops, waste receptacles, trash, etc. must be kept inside the apartments.
- 3. SMOKING:** There is no smoking on the premises, including the parking lots. This is a Smoke Free property.
- 4. PLUMBING:** All expenses or repairs resulting from residents clogging of waste pipes or overflow from sinks, tubs, toilets, showers, washbasins or containers must be paid for by the resident when caused by residents misuse or neglect.
- 5. NOISE LEVELS:** State and County Law require that the sound levels of TV, stereos, radios, electronics, loud conversation, yelling, etc. must be reduced between the hours of **10 PM to 8 AM**. In addition, the laws state that each resident is entitled to the *Quiet Enjoyment* of their apartment. This also applies to car radios, stereos, loud talking, yelling, etc. and “engine revving.” As a general rule, if the people in other apartments can hear the sound you are making (what ever the source) you are too loud. Management is authorized to enforce this rule and repeated violations shall result in eviction.
- 6. TRASH ACCUMULATION:** Each Resident is responsible for keeping the area directly in front of their apartment clean. Litter and trash is to be disposed of in the trash containers provided in the parking lots and nowhere else. Residents shall assist management in keeping the common areas clean. No littering of cigarette butts is allowed.
- 7. RESPONSIBILITY:** No one is permitted to play in the parking areas, driveway areas, or landscaped areas. This is a safety hazard and dangerous to the well being of all. Skateboarding, skating, bicycling are not allowed in these areas and certainly not in the walkways or stairways of the building. All residents must wear a shirt when outside at all times. **Residents are reminded that they are legally responsible for the behavior of their occupants and guests, and that they must be aware of their occupants/guests behavior at all times.**
- 8. TRASH RECEPTACLES:** Absolutely no furniture is to be placed or disposed of in or near the trash receptacles. The cost of disposal of such large items will be charged to the owner of the items. Please place all trash in tied plastic bags and place in – not near or beside – the trash receptacles. Flatten all boxes before putting them in the trash receptacles. **Dumpsters are for residents household trash only.**
- 9. LAUNDRY FACILITIES:** The laundry facilities are to be used only between the hours of 7AM to 9PM daily. **DO NOT START A LOAD OF WASH AFTER 8 PM.** Do not leave any clothing on top of any of the machines when done. Notify management of any problems when they arise.
MANAGEMENT IS NOT RESPONSIBLE FOR LOST, MISSING OR DAMAGED ITEMS.
Laundry Code: _____ Laundry doors are not to be propped open and code is not to be given out.

- 10. SATELLITE DISH:** A satellite dish may NOT be installed on the premises without prior, WRITTEN approval from management. No coax wires may be added to the premises without prior **WRITTEN** approval.
- 11. PETS:** Absolutely no pets of any kind are permitted on the premises or in the apartments at any time.
- 12. RESIDENT PARKING:** Vehicles must be parked correctly in a marked spot. There is no parking allowed in fire lanes or taking up two spots. All vehicles must have current registration and be in working/operable condition. Vehicles in violation may be towed without notice. No trailer parking or vehicles over a 1-ton rating is allowed. No commercial vehicles over 1/2 ton may be parked in parking lots.
- 13. VEHICLE REPAIR AND WASHING:** No washing or any type repair of vehicles is allowed in or around the premises of the apartments.
- 14. BICYCLES:** Bicycles must be kept locked in the bike racks located behind buildings 490 & 454 and must not be ridden on the walkways or around the buildings. Management is not responsible for damaged or stolen property.
- 15. VANDALISM:** Anyone who vandalizes any apartment or part of the buildings or grounds is liable for criminal prosecution and eviction. Persons vandalizing property will be held personally liable for all costs of repair or replacement. Residents are responsible for the actions of their occupants and guests.
- 17. BBQ's:** No Barbecue's are allowed to be used under any roof or within 6ft of any structure. No fire pits or fireworks are ever allowed at the community. No grills may be stored outside apartment on balcony.
- 18. NO DRINKING OF ALCOHOL OUT SIDE OF APARTMENT:** Open containers of any type of alcohol is NOT allowed outside of the apartment. This includes on patios or in the laundry.
- 19. NO LOITERING OUTSIDE OF APARTMENTS DURING QUIET HOURS:**
No gathering outside of apartment between 10 pm and 8 am. Absolutely no parties are allowed ever.

Residents not abiding by these rules and regulations will be subject to eviction.

Your Managers are: **Tim and Kristi Sheahan**
Telephone No. **480-437-4964**

The cooperation of all residents in maintaining these Rules and Regulations is requested as a part of the proper tenancy of these apartments. It is also sincerely appreciated !

**IT TAKES ALL OF US TO MAKE THESE APARTMENTS
A PLEASANT LIVING ENVIRONMENT !
NOISE AND BEHAVIOR WHICH IS UNSAFE AND/OR
DISTURBS OTHERS WILL SIMPLY NOT BE TOLERATED !**