

ADDENDUM TO RENTAL AGREEMENT

RULES AND REGULATIONS FOR ALL RESIDENTS: The rules and regulations set forth are part of the Rental Agreement and have been made in an effort to promote the general welfare of all residents.

1. **PETS ARE NOT ALLOWED, NEITHER INDOOR NOR OUTDOOR. NO EXOTIC, LARGE OR UNUSUAL ANIMALS ARE PERMITTED.** If you are discovered to have a pet in your unit, you are immediately subject to the Pet Discovery Fee of \$600.00, due in full to our office – no exceptions. If you are discovered with a pet the second time, you will be charged a second \$600.00 Pet Discovery Fee, asked to move, you will be liable for the remainder of the lease, damages, cleaning charges, and forfeit the security deposit.
2. Hancock Properties limits the occupancy of the unit to one family (Athens-Clarke Co. definition of a family: consist of no more than four unrelated people living in one house), and no more than one person per bedroom. If it is discovered that more than one person is living in each bedroom, a fee of \$100.00 per extra person per month will be due in full to our office.
3. **NOISE POLICY:** At all times, the volume on all stereos, televisions, radios, etc. must be kept at a level that does not disturb others (code 3-5-24). This also applies to any guests you may have coming and going from your unit, all common areas, and the parking areas. There will be no block parties of any type at any Hancock Properties neighborhood. If numerous complaints are issued about your unit, you will be faced with the possibility of terminating your lease.
4. All rollcarts used as trash receptacles may be placed at the curb at or after 6:00 p.m. on the day before pick-up and must be removed from the curb on or before 12 noon the day following pick-up. **Failure to do so can result in a citation and a fine from Athens-Clarke County (code 5-2-14). Hancock Properties will not be responsible for this fine.** Newspapers may be delivered directly to the door of each unit, although any bundles, refuse, newspaper or articles of any description are not to be left in public areas. Hancock Properties reserves the right to remove any items left by the Tenant on the porch area or in the driveway that is prohibited by Hancock Properties. Tenant will be charged \$25.00 for such removal.
5. The following are not permitted: swing sets, storage buildings, unsightly broken down vehicles, signs, banners, children's toys left outside, dog houses, fences, statues, pink flamingos, trampolines, pools, holiday decorations or other unsightly items. **Failure to keep the yard free of debris can result in a citation and fine from Athens-Clarke County (code 3-9-2, code 3-12-19). Hancock Properties will not be responsible for this fine.** Motorcycles and bicycles are not permitted on any walkways. Hancock Properties reserves the right to impound any items in violation of this rule and charge a \$25.00 removal fee.
6. Parking on the grass is strictly prohibited. Any vehicle left parked on the grass is subject to immediate towing at the owner's expense. **Athens-Clarke County can also issue a citation and fine (code 9-30-8). Hancock Properties will not be responsible for this fine.** Guests may park on the street as long as cars are parked in the same direction traffic flows.
7. Plumbing fixtures, toilet basins, etc. shall not be used for any other purpose other than those for which they are designed. Nor shall any sweepings, rubbish, or any other articles be improperly thrown into it. The Tenants of the damaged premises shall pay any damage resulting from the misuse of such facilities.
8. Electric light bulbs are supplied to each new Tenant upon request; thereafter, it becomes the responsibility of the Tenant to replace and install all bulbs. It is the Tenant's responsibility to change their air filter for the heating/cooling system every month. A new one has been installed prior to move in.
9. Upon arrival to your new home, please inform the office if you do not have a smoke detector in your unit. A new battery will be supplied to each new Tenant upon request; thereafter, it becomes the responsibility of the Tenant to change the battery as needed. It is also the responsibility of the Tenant to check the smoke detector periodically to see that it is working properly.
10. The handling or placing of laundry on or upon the exterior of any building or lawn is strictly prohibited. Hancock Properties reserves the right to impound any laundry, rugs, etc. so hung on the exterior of any building or lawn area at the fee of \$25.00 to the Tenant. Tenants may hang draperies, curtains, or mini-blinds only in the windows. Sheets, towels, blankets, tin foil, etc. are not permitted in the windows.
11. The Tenant shall not remove or make any structural changes to the premises. No permanent alterations, additions, or decorations of any type shall be installed. This includes antennas. No fixtures, appliances or other attachments shall be added or moved without Hancock Properties' permission. Tenant shall not be permitted to change or install new locks on the unit. If Hancock Properties is not able to gain access to the unit for maintenance, pest control, emergencies, etc., there will be a \$50.00 fee charged for our locks to be reinstalled.
12. Only one vehicle per bedroom is permitted. No boats, trailers, campers or vehicles larger than a passenger automobile will be permitted. Management will remove any such vehicle at the owner's expense, and the owner shall have no legal recourse against the Management.
13. Removal of all packing materials/cases, bundles and/or boxes used in moving shall be the responsibility of the Tenant.
14. No personal property shall be left in a unit after Tenant(s) have vacated. If items remain after vacating occurs, such property shall be stored for thirty (30) days with a \$35.00 storage fee being charged. If the thirty (30) day period expires and the property has not been claimed, it will be considered abandoned by the previous owners and ownership of this property shall then transfer to Hancock Properties. When such transfer of ownership occurs, the previous owners shall have no recourse against Hancock Properties and the disposing of the items will be left solely to Hancock Properties' discretion.

15. The Tenant must also comply with any subsequent rules that may be decreed or issued for the general benefit of all Tenants. Violations of these rules, in whole or in part, shall be sufficient cause for termination of the Tenant's lease at the option of Hancock Properties.
16. During times of freezing temperatures, it is the resident's responsibility to take necessary precautions within their apartment to prevent pipes from freezing. When temperatures are to be below freezing for 24 hours or more, water must be left dripping in sinks on any outside wall (pencil lead sized stream of mixed hot and cold water). Be aware of weather conditions. It is also wise to leave your heat set on at least 50 degrees. Failure of resident to take necessary precautions may result in severe inconvenience due to burst pipes and charges for repair.

INITIAL HERE _____