

Addendum B
Community Policies and Guidelines

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| Locks, Keys,
Cameras, and
Alarms | <p>1. No additional security device including but not limited to locks, alarms, alarm systems, cameras or other video recording devices shall be placed upon the leased premises without the prior written consent of Lessor. Lessor reserves the right, in its sole discretion, to require Lessee, at Lessee's sole cost and expense, to remove any such device, and shall not be held liable or otherwise be responsible for any damage to Lessee as a result of Lessor's exercise of such right. In the event Lessee shall refuse to remove such device upon request, Lessor shall have the right, in its sole discretion, to remove such device, and Lessee shall be charged for any repairs to the leased premises or Lessor's property required as a result of such removal. If an additional security device is approved by Lessor, Lessee shall furnish a duplicate key or pass code to said security device to Lessor.</p> <p>Upon the termination of this Lease, Lessee shall surrender all keys, access cards, key fobs, etc., to the leased premises and to the mailbox to Lessor. Lessor shall not be deemed to be in possession of the leased premises until Lessee returns all keys, access cards, key fobs, etc., in hand to Lessor. Lessee shall pay to Lessor the reasonable replacement cost of lost keys, access cards, key fobs, etc., or for such items not surrendered as aforesaid, and for change of locks, when appropriate. In the event of a lockout, Lessor may charge \$25 to Lessee's account each time that Lessor is requested to provide access to the leased premises.</p> |
| Heat,
Hot Water, etc. | <p>2. Lessor shall not be liable for any temporary failure to furnish any applicable services such as heat, water, hot water, gas, electricity, or air conditioning (if provided), or for any services whatsoever beyond Lessor's control.</p> |
| Trash and Garbage | <p>3. Lessor shall maintain a designated depository in the area adjacent to the building of which the leased premises constitutes a part, and Lessee shall have the right to deposit trash and garbage in such depository at any time. Lessee shall not place any trash or garbage receptacle in any common area of which the leased premises constitutes a part. If recycling receptacles are provided, Lessee shall endeavor to deposit appropriate items in appropriate recycling receptacles. Lessee shall not deposit hazardous, combustible or toxic materials, materials that constitute a threat to health or safety, or furniture or other large items in trash receptacles or common areas. In the event of Lessee's failure to comply, Lessee shall be responsible for arranging for the removal of the same at Lessee's sole cost and expense. If garbage disposal is provided, Lessee shall use the same only for the purpose as intended. The cost of necessary repairs to garbage disposal shall be borne by Lessee, but Lessor reserves the exclusive right to select, or authorize the selection of, repairmen required to repair the same. In the event Lessee fails to properly store or dispose of any trash or garbage, for each violation, a clean-up charge of \$25 or, if greater than \$25, the actual expense incurred by Lessor for the disposal of said trash or garbage, shall immediately accrue to Lessee's account.</p> |
| Laundry | <p>4. Lessee shall not install a washer, dryer or other similar cleaning device in the leased premises. Lessor may provide laundry facilities containing coin- or card-operated laundry and dryer machines for the use of Lessee. Laundry facilities shall be used only in the manner and under the conditions prescribed by regulations to be designated by Lessor. All personal property placed in a laundry facility or any place appurtenant thereto shall be at the sole risk of Lessee or the parties owning the same.</p> |
| Carpeting | <p>5. In the event the leased premises is not fully carpeted within sixty (60) days of occupancy, Lessee, at its sole cost and expense, will provide carpeting and padding covering 80% of each area of the leased premises (excluding only the kitchen and the bathroom(s)) so as to absorb and reduce sounds which would disturb occupants on the floor below. If carpeting is provided, Lessee shall vacuum all carpet in the leased premises on a regular basis. Mere sweeping of the carpet is not sufficient. Ground-in dirt, holes, bleach, burns, stains, odors, or other damage resulting from Lessee's failure to care for the carpet shall be considered damage beyond ordinary wear and tear, and Lessee shall be responsible for damage, which may include replacement of the carpet throughout the entire leased premises.</p> |
| Telephone;
Communications | <p>6. Lessee shall be responsible for arranging telephone service and payment of all bills for services to the leased premises during the term of this Lease Agreement, as the same become due and payable, if such service is rendered. The failure to provide access to such services shall not be a ground for cancellation of this Lease Agreement, or for nonpayment of rent. Lessee shall not install any additional phone or communication outlets or wiring anywhere in the leased premises without prior written consent of Lessor, which shall be conditioned upon Lessee's use of a licensed professional or technician approved by Lessor. Lessee shall pay all installation charges for additional outlets and wiring and shall be responsible for all damage to the leased premises or the community caused by installation, use and operation of outlets, wiring, and equipment.</p> |
| Appliances, HVAC,
etc. | <p>7. No additional appliances shall be allowed in the leased premises without the prior written permission of Lessor. If such permission is obtained, Lessee shall pay Lessor an additional charge per month as designated by Lessor, payable in advance on the first day of the month. This charge will be added to rent due, and non-payment shall be a default in rent, to the extent allowed by law. Under no circumstances shall any air conditioning unit or apparatus be installed by Lessee upon either the interior or exterior of the leased premises or the building of which the leased premises constitutes a part. Lessee further agrees not to install or use any additional air conditioning equipment or heating units in the leased premises, which are not furnished by Lessor, for use in said premises.</p> |

- Plumbing Fixtures** 8. Bathtubs, showers, sinks, water closets, toilets, urinals and other water and sewer apparatus and fixtures shall not be used for purposes other than those for which they were designed, and no improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse of any of the same shall be borne by Lessee. Lessor reserves the exclusive right to select, or authorize the selection of, repairmen required to repair any such damage. Lessee further agrees not to install any plumbing fixtures or systems without the prior written consent of Lessor.
- Awnings, Antennas, etc.** 9. No satellite receivers, awnings, antennas, television cables, video apparatus, or other equipment or projections, shall be attached to the outside or other parts of the building or leased premises except such as are installed by Lessor or authorized third parties subject to applicable law and Lessor's requirements. Lessee shall not improperly or unlawfully obtain or tap into any cable, satellite, or other television system upon the property.
- Use of Windows, Dusting, Defacing Property, etc.** 10. Lessee shall not permit anything to be kept on the window sills of the leased premises; permit any signs, banners, or other physical apparatus to be hung inside or from the outside of windows or balconies; permit anything to be thrown out of the windows or off of the balconies of the leased premises; or permit the dusting or shaking of mops, brooms, or other cleaning material out of the windows, doors or balconies of the leased premises. Lessee shall not deface or damage the floors, walls, woodwork, or windows of the leased premises or common areas. Lessee shall not place any sign, advertisement or notice of any kind in or upon the leased premises or common area without the prior written consent of Lessor. Solicitation of any kind or posting of notices of any kind in windows of the leased premises or upon the common areas of the property is strictly prohibited.
- Cleanliness, Refrigeration, Appliances, etc.** 11. Lessor will furnish and maintain in operation in the leased premises such refrigerator, stove, garbage disposal and other appliances that Lessor may deem suitable and appropriate. Except for any damage to the property of Lessee caused by the gross negligence of Lessor or Lessor's violation of any law, Lessor will not be liable for any damages caused by the refrigerator, stove, garbage disposal and other appliances provided by Lessor or caused by Lessor's furnishing, maintaining, or failure to maintain them in operation. Lessee agrees that if Lessee, occupants of the leased premises, or Lessee's agents, guests, and invitees, whether known or unknown to Lessee, shall cause damages to, or soil, beyond ordinary wear and tear, the refrigerator, stove, garbage disposal or appliances of Lessor, Lessee agrees to pay cost of repairing the damage and/or the associated cleaning costs. Lessee further agrees to keep the leased premises and all appliances, fixtures, and finishes clean, sanitary and safe; dispose of all rubbish, garbage, and other waste in a clean and sanitary manner; and to keep the stove burners and oven in clean, sanitary and odor-free condition, free of grease, food, rust, and soil.
- Light Bulbs** 12. Lessor will furnish light bulbs in fixtures at the time Lessee takes possession only. Thereafter, Lessee, at its sole cost and expense, shall be responsible for replacement of the same.
- Oversized Objects** 13. Lessee shall not move into the leased premises any iron safe(s), pianos or electric organs, waterbeds, any furniture containing water, aquariums over fifteen (15) gallons, or other oversized objects not typically associated with a household.
- Storage** 14. Lessee, at Lessee's sole risk, and without any liability or responsibility on the part of Lessor, may use reasonable space, if available, in the storerooms provided by Lessor as an accommodation to Lessee for storage of non-perishable household items, provided, however, that Lessor may discontinue same on demand, whereby Lessee agrees to immediately remove all property stored therein. If Lessee fails to remove the same within five (5) days' notice, Lessor may remove and dispose of the same. If any employee of Lessor shall, at the request of Lessee or occupants of the leased premises, move, handle or store any such articles, such employee shall be deemed the agent of Lessee and Lessor shall not be liable for any loss, damage, or expense that may be sustained in connection therewith. Any personal property which may be left in any automobile while it is in a parking area or garage provided by Lessor, shall be at the sole risk of Lessee or the parties owning the same, and Lessor shall in no event be liable for the loss, destruction, theft of, or damages to, such property. Lessee may not store personal property in utility closets or any other enclosed space containing heating, ventilation, or air conditioning (HVAC) equipment. Excessive storage of personal property, as determined solely by Lessor, within the leased premises is strictly prohibited.
- Packages, Parcels, etc.** 15. In the event that Lessor shall provide a facility for receiving and delivering packages, parcels and the like on behalf of Lessee, Lessee may utilize the same together with any services that may be supplied by the operation thereof at Lessee's sole risk. No charge is applied by Lessor for such accommodations, and Lessor assumes no liability for any package, parcel, etc. left therein or in connection with the delivery of any of the same. Employees of Lessor have no authority to enter into any private arrangement to accept packages on behalf of Lessee. Any such acceptance by the employee of Lessor or any such private arrangement shall be at Lessee's sole risk.
- Balconies, Patios** 16. The use of balconies and patios shall be limited to outdoor furnishings and reasonably sized living plants and must be kept clear of trash, grills, clutter, and laundry at all times. Balconies and patios shall not be used as storage areas. Items including, but not limited to, bicycles, tires, toys, motorized vehicles, oversized objects and articles of clothing, shall not be stored or displayed in these areas. Balconies and patios must be kept in a neat, clean and orderly condition, or as otherwise required by law. No items shall be thrown from or off any balcony or patio. All persons shall be clothed and properly attired when appearing on balconies and patios.
- Fire Hazards** 17. Lessee, occupants of the leased premises, Lessee's guests, invitees, and licensees shall not commit or permit any extra hazardous act that will increase the rate of fire insurance or cause significant fire safety risk on the leased premises and/or the building of which the leased premises constitutes a part. Violation of this paragraph shall be deemed a substantial and material breach of lease that warrants eviction and Lessor may terminate this Lease Agreement immediately as a result of said breach.

In the event the leased premises shall be damaged by fire or other casualty, Lessor, unless it shall otherwise elect as hereinafter provided, will repair the same with reasonable dispatch after being notified by Lessee of such damage. If Lessor, in its sole opinion, determines that the damage is such that the leased premises is rendered

temporarily uninhabitable, but remains repairable, the rent shall be equitably abated for the period during which the leased premises shall have been uninhabitable; provided, however, that if such damage is caused by the negligence or improper conduct of Lessee, occupants of the leased premises, or Lessee's agents, guests, or invitees, whether known or unknown to Lessee, there shall be no such abatement and Lessor may elect to terminate this Lease without further notice unless required by law. If Lessor, in its sole opinion, determines that the damage is such that the leased premises or the building of which the leased premises constitutes a part, is uninhabitable, or requires a repair or reconstruction work that cannot be completed while the leased premises is occupied, or without interfering with Lessee's quiet enjoyment of the leased premises, Lessor may terminate this Lease Agreement, and Lessee's liability for rent shall cease on payment proportionately to the day of fire or casualty. No notice to terminate tenancy will be given to Lessee unless required by law.

The use or storage of electric, open flame, or gas grills is strictly prohibited. The possession, use, or storage of any type of fireworks is strictly prohibited from the leased premises and community. No flammable materials are to be stored in closets, furnaces, or storage rooms.

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| Electric Micro-Mobility Devices | 18. Lessee, occupants of the leased premises, Lessee's guests, invitees, and licensees shall not keep, use, or charge in the leased premises any non-medical, electric micro-mobility devices including, but not limited to, electric scooters, electric bikes, and hoverboards, and any lithium-ion batteries powering such micro-mobility devices. Violation of this paragraph shall be deemed a substantial and material breach of lease that warrants eviction due to the significant fire safety risk, and that Lessor may terminate this Lease Agreement immediately as a result of said breach. Lessor reserves the right, in its sole discretion, to require Lessee, at Lessee's sole cost and expense, to remove any such device, and shall not be held liable or otherwise be responsible for any damage to Lessee as a result of Lessor's exercise of such right. |
| Proper Attire | 19. All persons shall wear shoes and be fully clothed and properly attired when appearing in the lobby, corridors, swimming pool, and other public spaces in or around the apartment community and any buildings within the apartment community. In the event that Lessee, occupants of the leased premises or Lessee's agents, guests, or invitees, whether known or unknown to Lessee, avail themselves of the privilege of using the sun deck, swimming pool, or fitness center, if same is provided by Lessor, then they shall be suitably attired. |
| Parking | 20. Garage and parking accommodations are not included in the rental unless expressly agreed to by the parties in writing. Parking accommodations are for motorized vehicles only. Lessee's use of the parking facilities or any parking space in the apartment community, whether within or outside of a garage, shall be at the sole risk of Lessee, without liability of Lessor for any reason whatsoever. Personal property left within or outside of any vehicle shall be at Lessee's sole risk. Any employee of Lessor who shall move or handle Lessee's automobile or any articles or packages therein, at the request of Lessee, occupants of the leased premises, Lessee's agents, guests, or invitees, shall be deemed to be the agent of Lessee, and not the agent of Lessor for such purpose. No mechanical or body repair work shall be performed to or upon any vehicle upon the property of the apartment community. Improperly stored or parked vehicle may be removed and/or stored elsewhere at Lessee's sole cost, expense, and risk. Abandoned, non-operational, or vehicles in disrepair may be removed at Lessee's sole cost, expense, and risk. Parking of motor vehicles on any areas not marked with parallel parking lines or not otherwise designated as a parking area is strictly prohibited. No parking or storage of trucks, campers, boats, trailers, recreational vehicles, commercial vehicles, unlicensed motor vehicles, or vehicles not bearing current registration license plates, or in compliance with all applicable state, county and local jurisdiction requirements, are allowed on parking lots without prior written consent of Lessor. All such vehicles aforesaid will be towed away from the parking areas at the vehicle owner's sole expense. Lessor will have the right to institute rules and regulations concerning parking, which Lessor may change from time to time. Charging of electric vehicles is prohibited except in designated charging stations if and where provided. |
| Loitering, etc. | 21. Lessee, occupants of the leased premises, Lessee's agents, guests, and invitees, whether known or unknown to Lessee, shall not loiter, in any common areas including, but not limited to, the lobby, recreation rooms, laundry facility, playground, swimming pool, corridors, landings, entranceways to any buildings, stairs of said buildings, the doorways to the leased premises, or upon community grounds. |
| Common Areas; Restrictions on Use | 22. The streets, driveways, parking areas, entrance ways, entrance steps to the buildings, hallways, playgrounds, open spaces, and other commonly used areas or facilities (hereinafter referred to collectively as the "common areas") are provided for the common use of Lessor and Lessees, and all other tenants of Lessor. Lessee, occupants of the leased premises, Lessee's agents, guests, and invitees, whether known or unknown to Lessee, agree to use said areas in a neat, clean and orderly manner and shall not deposit, park, or permit the placing, depositing, or parking of any personal property including, but not limited to, trailer, boat, truck, baby carriage, stroller, bicycle, tricycle, motorized vehicle, roller skates, moving toy, swing, slide, doormat, or the like, in or upon the common areas. Smoking and excessive noise in common areas is strictly prohibited. Maintenance or servicing of any car or motor vehicle upon the property of the apartment community is strictly prohibited. The use of the common areas by Lessee shall be at Lessee's own risk. |
| Right to Use Swimming Pool, Tennis Courts, Other Facilities | 23. Common use facilities including, but not limited to, swimming pools, tennis courts, and fitness centers, may be provided by Lessor at its sole discretion. Lessee's privilege to use common use facilities are subject to Lessee being current in the payment of rent and all other sums due under the Lease Agreement and being in compliance with the terms of the Lease Agreement any additional rules and regulations as Lessor may set forth from time to time. A copy of said rules and regulations are available for inspection upon request. |
| Entrance Doors | 24. All doors leading from and into the leased premises into the hallways of the building or common area shall be closed at all times. Lessor reserves the right to close such doors in the event of the violation of this provision. |

- Unlawful Use, Controlled or Dangerous Substance, Disturbing Noises, etc.** 25. Lessee, including any occupant, permittee, guest, or invitee, shall not use, or permit to be used the leased premises or apartment community for any unlawful or prohibited act. The use, possession, cultivation, processing, storing, distribution, or sale of a controlled or dangerous substance prohibited by the federal and/or state law, or for use and/or possession of any apparatus, equipment or paraphernalia related thereto is prohibited. Without limiting the foregoing, the prohibitions in this paragraph shall apply to all cannabis, cannabis derivatives, or any cannabis containing substances, whether such cannabis is legal in any amount and/or for any purpose whatsoever under state and/or federal law. Lessee shall not make or permit to be made any disturbing or excessive noises, or conduct or permit any act which will unreasonably interfere with the rights, comforts or convenience of other Lessees or employees of Lessor. Lessee shall keep the volume of any radio, TV, stereo, music system, video game, communication device, entertaining apparatus, or other instrumentalities sufficiently reduced at all times so as not to disturb other occupants in the building; and shall not conduct or permit to be conducted vocal or instrumental practice or instruction. In order to minimize any noise caused or occasioned by walking on the floors in the leased premises, Lessee shall install sufficient carpeting or rugs as set forth in Paragraph 5, above.
- Redecorating, Wall Hangings** 26. Lessor prohibits any painting, redecoration, or alteration of any kind by Lessee without prior written approval and consent of Lessor. Lessee shall be responsible for any damage created by putting tacks or the driving of nails or other implements into the walls, doors, windows, or metal framework of the leased premises for the purpose of hanging pictures, mirrors, or any other purpose.
- Draperies, Blinds** 27. Lessee must install, at Lessee's own expense, draperies, curtains, or vertical blinds, all with white backing within thirty (30) days of occupancy unless venetian blinds, draperies, or curtains are supplied by Lessor. If provided by Lessor, any damage beyond normal wear and tear shall be charged to Lessee.
- Additional Policies** 28. Lessor reserves the right to issue additional policies, guidelines, rules and regulations as it deems appropriate in its sole discretion.
- Lead Warnings, Statements** 29. Housing constructed before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessor must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Lessor will provide to Lessee the following Disclosure Documents: EPA's Protect Your Family From Lead In Your Home, The Lead-Safe Certified Guide To Renovate Right, and EPA and HUD Real Estate Notification and Disclosure Rule. Additionally, in the State of Maryland only, Lessor will provide the Lead Poisoning Prevention Program and Notice of Tenants' Rights. If lead-based paint hazards do exist on the applicable premises, Lessor will provide to Lessee access to records and reports acknowledging the presence of such hazards in the residential dwellings. Furthermore, if lead-based paint hazards do exist on the applicable premises, Lessor is to be in full compliance with applicable Federal and State Law. Lessee understands and acknowledges that compliance under the Federal and State laws, if applicable, is the sole responsibility of Lessor and that Lessee has read and has become familiar with the requirements of Federal and State law as contained in the above-referenced brochures and notice.
- Fire Safety Devices or Systems** 30. Lessee shall not obstruct or tamper with, or permit any obstruction or tampering of, any fire safety system or any component part of a fire system including, but not limited to, fire sprinkler system, smoke detector(s), carbon monoxide detectors and fire stop(s)/avert(s). Lessee shall report, in writing, any malfunction therewith promptly to Lessor. Violation of this paragraph shall constitute a substantial and material breach of lease that warrants eviction and Lessor may terminate this Lease Agreement immediately as a result of said breach.

