

Whitebridge Apartments

RULES

1. PETS -- All pets must be under 20 pounds. All tenants with a pet must pay a pet fee and sign a pet contract. No visiting pets. Please do not leave food outside for any animal as we do not want stray animals roaming the area. All food containers left outside will be removed by us immediately. The City of Greenville has a leash law. You are required by the CITY to have your dogs on leashes AT ALL TIMES. You are to curb your pets by the fences at the signs, NOT IN THE SHRUBBERY! Pet owners are responsible for properly disposing of their pets' waste, not leaving it for others to step in. There is a \$50 fine for not cleaning up after your pet. Failure to comply with pet policy may result in lease termination.

2. APARTMENT APPEARANCE --

- Cigarette Butts - If you or any of your friends smoke please discard the butts in a small container with sand and throwaway. Please don't throw them on the ground. If you are spotted throwing cigarette butts or any other trash on the ground, we will charge you a fine of \$50.
- Garbage -- All garbage is to be placed ONLY in the dumpsters, not in front of them or on porches/decks/patios. Do not discard unwanted furniture in the dumpsters; it should be disposed of at the CITY DUMP. If we find that you have left bags or furniture by the dumpster, we will charge you a fine of \$50. All coals from grills should be placed in the dumpster once cool, not in the shrubbery or in the pine straw.
- Front porches/patios/decks -- Please keep these free from unsightly items. No grills should be lit on a deck, balcony, or under any covered areas. No inside furniture should be stored there, and no items should be hung from the railings (satellite dishes by permission only). NO CLOTHES LINES!!!
- Vehicles -- Any unlicensed or disabled vehicles will be towed at the owner's expense if not removed within 72 hours of notice placed on vehicle. All motorcycles, motorized vehicles, etc should be parked ONLY in the parking lot, NOT on sidewalks! ONE VEHICLE PER SPACE! Please ask guests to park at the ends of the parking lot or in overflow. NO CAR REPAIRS IN PARKING LOT!!! CAR WASHING IS NOT ALLOWED!
- Outside lights -- ONLY white or clear 60 watt bulbs (or less) are to be used. Higher wattage will melt fixtures and be replaced at tenant's expense.
- Mold/mildew -- Please see the brochure given to you in your move-in packet to help prevent and take care of any and all mold issues. The growth of mold in the apartment is the result of living habits of the tenant. All damages caused by the mildew are the responsibility of the tenant. Landlord is not liable to pay for any damages to personal property; your renter's insurance should cover your belongings.

3. REPAIRS/MAINTENANCE --

- General repairs -- Please call the office or email us with any maintenance requests you may have. We'll get our maintenance man to take care of you as soon as possible. If you prefer, maintenance request forms are on our Website, and you can email us your maintenance needs. After hours calls should be left on our answering system. If you have an emergency, the answering system can direct you.
- Sewer stoppages -- If the plumbing is mechanically faulty, it is the landlord's responsibility. If the tenants stop it up, it is theirs. If the toilet begins to overflow, please turn the water valve off at the back of the toilet IMMEDIATELY! We will be happy to have our maintenance man come by, but we will charge you. PLEASE ONLY FLUSH TOILET TISSUE TO PREVENT BLOCKAGES! If your toilet runs constantly or drips, PLEASE CALL THE OFFICE IMMEDIATELY!
- Broken windows/screens -- If you or your guests, movers, etc break a window or screen, you are financially responsible. Please call us so that we can have it repaired as soon as possible.
- A/C & Central heat filters -- Tenants are responsible for changing their filters. We will have filters for you in the office every 3 months; however we recommend that you change them monthly to keep your bills down and equipment running smoothly.
- Lockouts -- If you are locked out because of misplaced keys, come by the office; we'll be happy to assist you. If it is after hours or on the weekend, you'll need to call a locksmith at your own expense. We recommend Sam's Lock and Key. Their number is 757-0075.
- Frozen pipes -- During cold weather, the heat must be left on at all times and cabinet doors may be left open to help warm air circulate around the pipes. Frozen pipes are the responsibility of the tenant. If you have a severe leak or your pipes burst, please TURN OFF the water valves located under the sinks or behind the toilet. Remember, "LEFTY LOOSEY, RIGHTY TIGHTY!"
- Pest control - This is a free service to all tenants. Clegg's Pest Control comes every Wednesday morning. Please call us and let us know what your problem may be by Tuesday afternoons before 5. If you have a pet, you will need to have them out of the apartment as the chemicals stay wet for an hour.
- Outages - We want to provide you with a well-lit neighborhood, but we need your help to do so. If you notice that any street lights or any of the floodlights between the buildings are out please contact our office so that we can get them working again.

4. MISCELLANEOUS RULES --

- Disturbances -- Please call the office with any disturbance complaints. We will not reveal the identity of the person lodging the complaint. We generally operate under a "three strikes, you're out" policy. However, this depends on the severity of the complaint. Should you ever feel you need to call the police, please do so, but also inform us of the problem. We cannot help you solve the problem if you do not make us aware of the situation. NO LOITERING AROUND THE STEPS OR PARKING LOTS.
- Roommates -- If your roommate is not on the lease, you are required to call the office and get a roommate agreement. Someone spending even one weekend a month is legally considered an occupant of the apartment and requires a roommate agreement. Failure to do so may result in lease termination.
- Traffic -- The speed limit on Whitebridge is 25 mph. Please keep the safety of our children and pets in mind. You are not permitted to block traffic in any way; this includes remote control vehicles, skateboard/bike ramps, and moving vans.
- Checks - With any returned checks, there will be a non-sufficient funds charge of \$35.