



PARKSIDE

AT THE VILLAGE

RULES AND REGULATIONS

These Rule and Regulations for Parkside at The Village are intended to ensure all tenants the optimum luxury residential experience. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenants' rights. They will not be unequally enforced. Tenant is responsible for the conduct of guests and the adherence to these Rules and Regulations at all times. These Rules and Regulations may be amended from time to time or at any time, and Tenant may obtain a current copy of the Rules and Regulations from the Leasing Manager's office.

I. NOISE AND CONDUCT

1. Tenant shall not make or allow any disturbing noises in the unit by Tenant, family or guests, nor do or permit anything of such persons which will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which will not disturb other persons.
3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenant or guests, outside of the unit on the common grounds or parking areas must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking, that may be disturbing to other Tenants will be allowed in the common areas at any time.
5. Apartment is to be used for private living quarters. No business is allowed on premises. This includes babysitting and day cares.
6. Tenant shall refrain from creating, or allowing to be created, any noise that is disturbing to other Tenants between the hours of 10:00 p.m. and 9:00 a.m.
7. Moving in or out of apartments is permitted between the hours of 7:00 a.m. and 9:00 p.m. Cars and trucks are not permitted on the sidewalks or lawns. Any damage to the common areas caused by your moving will be charged accordingly.

II. CLEANLINESS AND TRASH

1. Tenant shall keep the unit clean, sanitary and free from objectionable odors at all times.
2. **SMOKING IS NOT PERMITTED** in the apartment or any indoor area or outdoor common areas, including patios and porches.
3. Tenant will be responsible for permanent odors caused by cooking, smoking, or pets.

4. Tenant shall ensure that trash and other materials are not permitted to accumulate in the apartment or any common area so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Tenant shall place all garbage, enclosed in garbage bags, in the trash containers provided in the parking lot area or in the designated refuse area bins provided in each wing (east and west) on each floor of the building. The trash containers provided on each floor will be emptied twice per week. Tenant shall ensure that cardboard boxes are broken apart and flattened. If at any time Landlord provides dedicated recycling bins, Tenant shall ensure that recyclable materials are placed in such bin.
6. Tenant shall be responsible, at Tenant's expense, for disposing of items too large to fit in the trash bins provided. Tenant shall not leave such items in the trash area.
7. Tenant is prohibited from leaving large appliances or furniture in the garage area or on the street.
8. Tenant shall refrain from disposing of any combustible or hazardous material in trash containers.
9. Tenant shall ensure that furniture is kept inside the unit and that unsightly items are kept out of view.
10. Tenant shall refrain from leaving articles in front of the entrance to their apartment, hallways, and other common areas.
11. Tenant shall refrain from shaking or hanging clothing, curtains, rugs, and other coverings and clothes outside of any window, ledge, or balcony.
12. Patio or balcony areas must be kept clean and free of all items except for approved patio furniture and plants. Privacy screens are not permitted.
13. Tenant shall refrain from placing any items or signs in or on their windows, front doors or hallways.

III. COMMON AREAS AND AMENITIES

1. All common areas and amenities are provided for the use and enjoyment of Tenant and guests on a first come, first served basis. All common areas are used by Tenant, Tenant's guests, children or pets at Tenant's risk; Landlord and its affiliates are not responsible for any damage, loss or injury to Tenant, Tenant's guests, children or pets when using any common areas and amenities. Following is a list of the common areas and amenities, which may be changed by Landlord from time to time in Landlord's sole discretion:

- Café
- Lounge
- TV Area
- Bar
- Activities Room
- Conference Room
- Work Stations/Office Suites (Landlord and its affiliates are not responsible for computer software used within common areas, whether or not public Wi-Fi provided by Landlord is utilized, or any viruses, malware, ransomware, spyware, etc. which may be inadvertently downloaded while using common areas.)
- Mail/Package Area
- Fitness Area

- Courtyard Pavilion
- Courtyard Pool
- Courtyard Firepit
- Courtyard BBQ and Seating Area
- Courtyard Lawn
- Fenced Dog Area with Dog Wash.

Following are additional rules and regulations pertaining to the common areas:

- Tenant is responsible for cleaning any common areas utilized by Tenant, Tenant’s guests, children or pets.
- Tenant’s guests are permitted to use the common areas when accompanied by Tenant, and Tenant is responsible for the actions and behavior of Tenant’s guests, children or pets.
- Appropriate and kind behavior is required when using any common areas. No loud cursing, alcohol abuse, bullying, fighting, intimidation, or other behaviors which may reasonably be interpreted to be such are allowed.
- Responsible use of public Wi-Fi provided by Landlord is required. No downloading of illegal digital content is allowed.
- Violations of any rules pertaining to the use and enjoyment of the common areas may result in Tenant’s loss of rights to use common areas.

Landlord reserves the right to use, rent or allocate for private use any common areas and amenities from time to time.

2. Building management will maintain a schedule for reserved times of usage, if necessary, and Tenant may reserve a preferred time for use of amenity areas. Please ensure availability by communicating with building management.

3. Landlord will not provide any alcoholic beverages in any area. Tenant assumes all responsibility for loss or damage, whether to any of the premises or to Tenant’s person or any guest of Tenant, whether invited or not, as a result of the consumption of alcoholic beverages and is responsible for ensuring that any guests, whether invited or not, are of legal age for consumption of alcoholic beverages.

4. Tenant is responsible for cleaning any common areas and amenities used by Tenant and Tenant’s guests.

5. Tenant is responsible for ensuring that all pet waste is removed from outdoor areas and placed in appropriate trash receptacles. Notwithstanding the foregoing, Tenant shall not allow pets to urinate or defecate within the Courtyard area.

6. Amenities located within The Village may be available for use by Tenant. These amenities include walking trails, parks, bocce courts, pavilions and electric vehicle charging station. Tenant may reserve a specific area for an event by submitting the reservation at www.thevillageatwoodside/event-reservation/.

IV. SAFETY AND SECURITY

1. Security is the responsibility of each Tenant and each guest. Landlord or property manager assumes no responsibility or liability, unless otherwise provided by law, for Tenants’ and guests’ safety and security, or for injury or damage caused by criminal acts of other persons.

2. Tenant shall not share access codes or passwords for any entry areas or systems within the apartment community with anyone not included as an occupant on the lease.

3. No doors may be propped open.

4. Tenant is prohibited from excessive alcohol consumption within common areas outside of Tenant's apartment.
5. Tenant shall refrain from using illegal drugs or the selling illegal drugs anywhere on the premises, whether indoors or outdoors.
6. Tenant should ensure that all doors are locked during Tenant's absence.
7. Tenant should ensure that all appliances are turned off before departing from the premises.
8. When leaving for an extended period, Tenant should notify Landlord.
9. Prior to any planned absence from the unit, Tenant shall provide Landlord with the name of any person permitted by Tenant to enter the unit.
10. Tenant shall refrain from using or storing gasoline cleaning solvent or other combustibles in the unit, any garage or storage area.
11. Tenant shall ensure that no personal belongings, including bicycles, play equipment or other items shall be left unattended outside of the unit.
12. Tenant shall refrain from accessing the roof and fire escape areas unless for emergencies purposes.
13. Children on the premises must be supervised by a responsible adult at all times.
14. Candles used in units or common areas must be attended at all times.
15. The use of barbecue grills, whether charcoal or gas, deep fryers and other outdoor cooking equipment is prohibited.
16. Concealable weapons are prohibited in all common areas. Weapons may not be kept or stored in any apartment unless the Tenant is licensed to keep and own such weapon. No weapons may be used at any time inside the Apartment or in any common area.
17. Landlord may place cameras within the indoor and outdoor common areas, including amenity areas, fitness area, conference room, garages, hallways and building entrances for security purposes.

V. MAINTENANCE, REPAIRS AND ALTERATIONS

1. Tenant shall advise Landlord of any items requiring repair, such as dripping faucets or light switches. Tenant shall make repair requests as soon after the defect is noted as is practical. Tenant shall utilize the maintenance portal provided by Landlord for making any repair requests. In case of emergency, please call 911 before contacting Landlord.
2. Tenant shall refrain from making service request to maintenance personnel unless Tenant is directed to do so by Landlord.
3. Tenant shall not make any alterations or improvements to the unit without the consent of Landlord. Tenant shall refrain from using adhesives, glue or tape to affix pictures or decorations.
4. If the smoke detection device becomes defective or malfunctions, Tenant must notify Landlord immediately in writing. Landlord will replace the batteries in the smoke detectors twice per year to ensure that they are functioning properly.

VI. PARKING AND GARAGE AREA

1. Tenant shall not park in unauthorized areas, including fire zones, and shall not use any garage not assigned to Tenant. Vehicles parked in unauthorized areas or in another Tenant's garage may be towed at Tenant's expense.

2. Tenants who park in designated parking lots or on street parking park their vehicles at their own risk. Landlord and its affiliates are not responsible for any damages to Tenant's vehicles due to theft or vandalism.
3. Tenant is prohibited from making any auto repairs in parking lots or around building premises. This includes street parking areas in or around building premises.
4. Tenant is responsible for cleaning up any oil spills caused by leaks from their vehicle. Tenants will also be responsible for the cost to clean up any damaged area caused by oil or any other fluids leaking from an automobile.
5. All automobiles parked on the premises must have current registration with the DMV and be in operable condition. Automobiles with expired tags or inoperable will be towed at the Tenant's expense.
6. All guests must park in the parking lot or on the street. Unauthorized vehicles will be towed at the Tenant's expense.
7. Tenant's vehicle(s) must fit within any leased garage or in an individual space in the parking lot. Vehicles that block, hinder or prohibit the use of any parking area by other Tenants are not allowed.
8. Tenant may not use more than 2 spaces in the parking lot for a 1-bedroom or more than 3 spaces for a 2-bedroom apartment without the prior written permission of Landlord.
9. Unless designated by a special addendum attached to and made a part of this Lease providing for installation or usage, at Tenant's expense, of any outlet for charging any electric vehicle, Tenant acknowledges that using any outlet to charge an electric vehicle, whether indoors or outdoors and whether located in the Apartment or the garage, is prohibited.