

# DAVIS LANDINGS COMMUNITY POLICIES AND GUIDELINES

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The following policies and guidelines have been established for the benefit of all tenants. These rules are intended to contribute to preserving a clean and attractive environment, and to insuring that all tenants may peacefully enjoy the community. Therefore, in fairness to all the tenants of Davis Landings, all tenants and their guests are expected to abide by the following rules:

1. Good conduct, proper attire (i.e., tops, bottoms and footwear), and decorum must be observed by tenants and guest(s) at all times. Simply treat others, as you would expect to be treated.
2. Garbage is not allowed to be left outside the unit and must be deposited in designated receptacle.
3. Management is not responsible for any loss or damage to any personal property regardless of where such property is kept, left or stored.
4. Each tenant is responsible and agrees to pay for any loss or damage to community property and their apartment caused by such tenant and/or the tenant's guest(s).
5. Each tenant is encouraged to obtain renters insurance at their own expense.
6. No solicitation is allowed for any reason on the property.
7. Loitering of guest(s) is prohibited. When guests are visiting, they must be accompanied by the tenant.
8. No person shall make or permit any improper noise or disturbance of any kind within the community, or interfere with the rights, comforts, or convenience of other tenants. Tenants and their guest(s) must reduce noise level after 9:00 p.m. and until 8:00 a.m., so that neighbors are not disturbed. At no time are radios, phonographs, televisions or musical instruments to be so loud as to become a nuisance.
9. There shall be no use of the outside areas within the apartment complex which damages or harms the building, fixtures, the plantings, results in an increase of the maintenance thereof, or causes unreasonable disturbance or annoyance to the other tenants and their guest(s) within the complex. Affixed satellite dishes and TV and radio antennas are not allowed. All other satellite dishes must be preapproved by management.
10. No toys or furniture of any kind are allowed in the common areas with the exception of lawn chairs.
11. No more than one small patio table, two patio chairs and a maximum of two plants may be stored on the balconies, anything else is prohibited. Management reserves the right to approve the appearance of exterior furniture on the balcony with its sole and absolute discretion. The use of barbecue grills is prohibited anywhere on the premises outside of the designated barbecue grilling area.



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12. No smoking inside of the apartment buildings, in the tot lot, or inside the community building. Smoking is permitted on the balcony and in designated smoking areas only. Residents are responsible for cleaning up after themselves and their guests.
13. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows or balconies or from the façade of any unit. Further, no outside clotheslines or other facilities for drying or airing clothes shall be erected.
14. No aluminum foil, newspapers, or bed sheets may serve as window covering.
15. No signs of any kind are allowed. American Flags, Veteran Flags and decorative flags are allowed but must be preapproved by management.
16. No tenant or guest(s) shall do or keep anything in or about the premises that will obstruct the public areas available for the use of the other tenants.
17. The tot lot is for the use of toddlers and they must be accompanied by and directly supervised by their parents. No pets shall be permitted in the tot lot.
18. Residents are responsible for cleaning out the grill contents after each use.
19. Non-motorized bikes only are allowed on the premises and may be stored in the bike rack at tenants own risk.
20. Residents must clean up after themselves in the common areas.
21. Pet owners must pick up after their pets. All pets must be leashed at all times. Pets cannot be left outside barking or creating an annoyance of any kind to the neighbors.
22. Every resident and guest vehicles must be legal (no expired tag) and street worthy (no flat tires, no wheels removed). If situation is not rectified within seven (7) days of owner notification, vehicle will be towed at owners expense. Under no circumstances will residents be allowed to conduct any mechanical work on their vehicle on the premises. Residents are responsible for keeping vehicles in good working order, free of any oil, transmission, or other leaks that could damage the communities parking lot surfaces.
23. Any illegal activities on the premises will not be tolerated by tenants, their household members, or guests.



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24. In the event a tenant desires to have an individual stay overnight in their unit as a guest, the following regulations apply:
- a. No guest may stay in an apartment overnight without the tenant being present.
  - b. In the event the tenant has a guest, the guest may not visit or stay overnight in the apartment for a period of more than three (3) consecutive days without notifying management in writing.
  - c. Under no circumstances will a tenant be permitted to have a guest visit or stay overnight in the apartment for more than a total of ten (10) days in any three (3) month period.
25. All tenants are responsible for the actions of their guests.
26. Any illegal activities off the premises may be grounds for lease termination.
27. These **COMMUNITY POLICIES AND GUIDELINES** are subject to revision by the management.

**By signing below, I acknowledge that I have read and understand the above Community Policies and Guidelines. I agree and acknowledge that the above shall be incorporated into the Residential Lease Agreement between the Community Land Trust of Palm Beach County and myself executed on \_\_\_\_\_, and a violation of these Community Policies and Guidelines will be considered a default under the terms of the Residential Lease Agreement and may be grounds for termination of the lease and eviction.**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Apartment Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

COMMUNITY LAND TRUST OF PALM BEACH COUNTY

By: \_\_\_\_\_ Date: \_\_\_\_\_

