

NANCY'S PLACE RULES AND REGULATIONS

Tenant and Tenant's family members, Guests, Employees, Invitees, and Agents are subject to the Rules and Regulations included in the Lease Agreement and such other and further Rules and Regulations as Landlord may from time to time adopt, including the Rules set forth in this Document. Tenant is responsible, in all respects, for the actions of any of Tenant's family members, Guests, Employees, Invitees, and Agents. The Rules and Regulations are hereby made a part of the Lease Agreement and incorporated into it the terms hereof, and any violations of these Rules and Regulations by Tenant and/or Tenant's family members, Guests, Employees, Invitees, and Agents shall constitute a substantial and material violation of the Lease Agreement, thereby affording Landlord the option to terminate the Lease Agreement or seek other remedies at Landlord's discretion.

1. No personal belongings of any type are to be left on lawns, sidewalks, parking areas, or in any common areas.
2. No trucks, trailers, campers, boats, recreational vehicles or similar vehicles are to be stored in the parking area.
3. Loud and boisterous noise or any objectionable, abusive or threatening behavior by any Tenant or guest is not and will not be permitted.
4. Garbage containers are in designated areas ONLY, and these are intended for household trash ONLY. All trash, garbage and waste of any kind must be sealed in a trash bag and placed in the container with the lid closed. These containers are for the disposal of Tenant's garbage only. Cardboard and boxes should be broken down to fit inside containers. Tenants are responsible for disposal of all large items that do not fit in the containers. No furniture, including mattresses, are allowed in the trash area.
5. Solicitation of any kind is prohibited within the Neighborhood. Please notify the Manager if you believe someone is soliciting.
6. Toilets are intended for toilet tissue ONLY. Sanitary napkins, diapers, or any other objects or materials shall NOT be placed in the toilet. This includes "Flushable" wipes. Tenant shall be charged reasonable repair costs for their removal if they cause plumbing problems or other related damages.
7. No flags, signs, banners, advertising or any other materials or objects shall be placed on lawns, porches, or in windows or on walls so as to be seen from outside the Unit except by permission from the Landlord.
8. Any outside installations for decorations such as hanging pots and flag holders MUST be approved by management. Hanging hardware must be purchased from the management who will arrange for installation. Tenant is fully responsible for any damage incurred to their property or property of Nancy's Place caused by any item falling from installed hardware regardless if the damage is a result of hardware failure or hanging item. Management also reserves the right to remove any inappropriate or offensive decorations as well as dead or dying plants. *Note: Flags are limited to American flags and seasonal flags.
9. Guests of the Tenants shall not behave in such a manner as to constitute an annoyance to other Tenants.
10. No antenna or other appurtenances shall be placed on or in the building.
11. Signs are prohibited within the Neighborhood. This includes but is not limited to: yard sale, auction, and political signs.
12. Motorcycles, including motorbikes and mini-bikes, shall not be parked inside the Units, on sidewalks, or grass. All such vehicles shall be parked in the parking lot. Bicycles MUST be parked inside the Unit and not on the porch.
13. Moving in and out should be coordinated with the Manager. The Tenant will be responsible for any damages caused to the Unit and the Neighborhood when moving.
14. Litter is not to be thrown on the ground. Tenants will be responsible for any litter thrown on the ground by their guests and will be asked to remove the litter. For the purposes of this rule, "litter" includes cigarette butts. If litter continues after a written warning, you will be evicted.

15. No resident, resident's employee, subcontractor, or agent, shall mark, paint, drill, or in any way deface any walls, ceilings, partitions or floors without written permission from Landlord.
16. Management will contract with a State approved pest control company to spray the buildings on a quarterly basis. It is the responsibility of the Tenant to furnish Management with a Doctor's letter on an annual basis if this spraying would pose a health threat. Without this letter, each unit will be sprayed. This pest control may not control all species of pests. Tenants are responsible for select pest such as mice, spiders, ants, etc.
17. Periodic inspections of each or selected Units may be performed by the Landlord.
18. The complex office is located at, 101 Tammy Circle. Smyrna, Tennessee, 37167. Office hours are Monday through Friday 8AM to 4PM. **The Office Phone Number is (615) 459-3894.** The Emergency Phone Number for Nancy's Place is (615) 300-7605. Messages pertaining to Emergency situations can be left on this phone after hours or week-ends. Non-Emergency messages left on this phone will not be responded to. *Example: A busted water line is an emergency. A leaking faucet is a maintenance request and should NOT be called in on the Emergency Phone.*
19. Requests for maintenance should be made by calling Office Phone Number (615) 459-3894. The Landlord will endeavor to perform non-emergency related maintenance that can be performed by on-site personnel within 3 working days. Other problems will be addressed as soon as professional services can be arranged. Routine maintenance of equipment will be conducted in accordance with manufacturer's recommendations
20. All complaints should be made to the Manager at the office by phone. Any unresolved complaints will be handled in writing by calling in advance and setting up an appointment at the office.
21. Tenant Vehicles and Parking. All vehicles are required to be properly registered in Rutherford County within 30 days of occupancy of the unit. At the time of occupancy/at the time of purchase, a Vehicle Registration Information form is to be completed by each tenant who parks a vehicle on the project grounds. No on-site maintenance of vehicles is allowed, including washing.
22. The Landlord provides Resident Parking Permits and requires the Tenant to display the Resident Parking Permit on the inside, upper right corner of the windshield on the passenger's side. The Landlord may tow away any Vehicle (at the Vehicle owner's expense) (including, without limitation, Tenant's Vehicle(s) if the Tenant fails to display or affix the Resident Parking Permit as required by the Landlord). Unlawfully parked vehicles will be towed at the vehicle owner's expense. Tenant shall not permit any other person to use Tenant's Resident Parking Permit. If Tenant permits any other person to use Tenant's Resident Parking Permit, this Agreement may be terminated by the Landlord. There is no charge for the original Resident Parking Permit. However, a five-dollar (\$5.00) fee will be charged for replacement.
23. All vehicles are to be fully operational at all times. Any vehicle which is unlicensed, has expired tags, broken window, flat tire, missing body parts such as hood or bumpers, or deemed not-operational which is left in the Neighborhood for a period of seven (7) days is subject to being towed at the owner's expense. Any vehicle not readily identified as belonging to a Tenant or guest is subject to being towed at the owner's expense.
24. Pets are not allowed. Comfort and Service Animals will require medical authorization from a doctor and completion of the Service Animal Agreement. The Service Animal Agreement for Nancy's Place must be requested and completed with all necessary forms and service animal information as stipulated in the Service Animal Agreement prior to bringing any service animal on site.
25. Outdoor grills, smokers, deep fryers, and any other outdoor cooking devices will not be allowed within the Neighborhood.