

Resident Binder: Resident agrees to have their picture taken to be placed in a Resident Binder at the front desk. The purpose of the Binder is to help with easy identification of building residents.

Quiet Hours: Quiet hours for the program are 10 p.m. to 8 a.m. Please note that any noise that can be heard outside of the unit at any time is considered too loud and a violation of the lease.

Deliveries: Landlord is not responsible for the delivery, damage or loss of messages, packages, mail or other material left at entrances, the Management office, or in any corridor or public place. Employees are not authorized to accept mail or packages on behalf of any Residents.

Oxygen Use Policy: The presence of oxygen tanks and oxygen producing equipment in our facility represents potentially hazardous situations to public safety, which, if not avoided, could result in serious injury, damage or death to the user and other residents in the building. Because of the health and safety issues, it is important that everyone in the building (residents, guests, care givers, and staff) abide by the following rules when oxygen is present in an apartment:

NO SMOKING or burning of any product that produces a flame is permitted by anyone, including the user, in the user's apartment and/or common areas of the building while oxygen is in use or is being stored in an apartment. If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and thirty (30) feet from where smoking is occurring.

User MUST post signs inside and outside the apartment stating that oxygen is in use and that no smoking is permitted. Management will provide the signs if the user is unable to provide them.

Oxygen tanks should not be stock piled in one location. If tanks are not in use or needed, the oxygen vendor must be contacted to pick up the tanks or equipment.

Resident follow vendor/manufacturer oxygen tank and equipment safety instructions for use and storage.

The use and storage of oxygen is limited to a one (1) month supply at any given time.

User agrees to permit Landlord access to his/her apartment to perform inspections for compliance to this policy.

Restricted Access Areas: Residents are not permitted access to the roof, crawlspaces, Mechanical or Utility rooms, or any other spaces designated as "Staff Only."

Smoking: In accordance with Washington State Law, smoking is prohibited within 25 feet of any outside facing window, fresh air intake or door entrance to the building. Residents and any visitors shall not smoke in any of the common areas inside the building; including but not limited to the lobby, stairways, elevator, hallways, laundry and community room.

"Smoking" shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, marijuana including medical marijuana, herbal smoking products "Legal Weed" or products known as "bath salts" or other legal or illegal substance.

Resident Initials: _____



Open Flame: Open flames, burning of incense or candles or any other products that produces a flame is prohibited inside any apartment.

Stove/Oven and Microwave Use: Resident acknowledges and agrees that if use of the oven/stove and/or microwave by Resident, guest or other person in their unit results in fire or other hazard as determined by the Landlord, the stove/oven and/or microwave will be removed from the unit.

Parking Area: Residents must register their vehicles with the Landlord. All vehicles must meet the following criteria to remain parked on the community grounds:

- Be physically and legally able to be driven
- Have current registration/tabs
- Have up-to-date car insurance
- Be operable and currently in use

Vehicles may not be left unattended on jacks or blocks or in a non-operative condition.

Resident guests and service providers must register their vehicle at the front desk (provide the make, model and license plate number). Guest and service provider vehicles can only be parked on the premises for the duration of their visit.

All inoperative, leaking and/or unauthorized motorized vehicles will be removed from the premises at the Resident's expense upon 72 hours posted notice on the vehicle by management.

Vehicles parked in unauthorized areas, fire lanes or unassigned spaces will be towed without notice.

Car repairs and washing vehicles is not permitted on the community grounds.

Abandoned or non-operative vehicles will be towed.

Only vehicles may be stored in parking areas. Trailers, boats, campers and recreational vehicles may not be parked or stored on the property. Motorcycles or other motor-propelled vehicles shall not be stored in or on community spaces, apartments or other non-parking areas.

Landlord is not responsible for accidents, vandalism, fire, theft, water or any other type of damage to Resident or guest vehicles parked or driven on the property. We strongly encourage that you verify coverage with your insurance provider.

Resident Initials: _____



Good Neighbor Agreement: In an effort to create a safe, welcoming environment for all, Resident agrees to abide by the following expectations in the immediate and surrounding community:

No loitering in the neighborhood.

No yelling or fighting on the sidewalks, parking lots, or other areas.

No interfering with neighbors, store vendors, street cleaners, or emergency responders.

No purchase or selling of drugs or drug paraphernalia, including unsanctioned cigarette or alcohol sales.

No behavior that disrupts the rights and comforts of persons living, working or visiting the area.

Resident Signature: _____ Date: _____

Landlord Signature: _____ Date: _____

Resident Initials: _____

