Jade-Lynn Apartments

2522 Lincoln Street Suite #121 Hollywood, FL 33020
Phone: (954) 920-1357 | Fax: (954) 424-7307
Web: www.jadelynn.com

RULES AND REGULATIONS FOR TENANTS AT JADE-LYNN APARTMENTS

Office hours are:
Monday thru Friday 8AM – 12 NOON,
business hours until 4pm.
Weekends & Holidays: CLOSED

These rules and regulations have been adopted to secure your comfort and safety, while maintaining a quality living environment.

1. **Rent payments, whether whole or partial, which are three (3) days delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE WILL THEREFORE BE CHARGED ON ALL RENT UNPAID AS OF THE 4TH DAY OF THE MONTH OF DELINQUENCY. CHECKS RETURNED BY YOUR BANK AS "NOT PAID" FOR ANY REASON WILL BE SUBJECT TO A CHARGE. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED. NO EXCEPTIONS WILL BE MADE TO THIS RULE as per your current lease.**

2. The following items shall ***NOT*** be considered as natural wear and tear to the premises, but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.

    - Holes in walls and woodwork,
    - Careless care of paint in the apartment,
    - Spray painting or marking on interior/exterior walls,
    - Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls, floors or ceilings, including but not limited to scratches or cracks to the wood vinyl floors,
    - Damage done to seeded area and shrubs around apartment such as digging, uprooting, trampling, etc.…
    - Water damage caused by overflow of kitchen/bathroom sinks, bathtub, washing machines or by failure to close windows or doors during inclement weather, thereby exposing interior of apartment to elements,
    - Broken mirrors, windows/glass, storm windows, storm doors, etc...

- Failure of tenant to leave apartment and appliances clean upon termination of this lease/rental agreement
- Failure of tenant to regularly clean and maintain carpeting

3. Tenants shall perform no redecoration, maintenance repairs or replace equipment without the written approval of the Landlord. CALL (954) 920-1357 FOR ALL REPAIRS.

4. Profane, obscene or loud language is absolutely prohibited on the Premises. **Tenant** obligates themselves and their guests, not to do or permit to be done anything that will annoy, harass, embarrass, discommode or inconvenience any of the other tenants or occupants in adjoining premises.

5. The use of musical instruments, radios, televisions, stereos and tape recordings shall not be operated so as to harass, annoy or inconvenience any other tenant. Quiet hours are 10:00PM until 7:00AM will be enforced, as per City ordinances 100.02 (F)(3) and 100.03Hollywood Police should be called for enforcement at (954) 967-4357

6. Tenants shall have no dogs, cats, or other animals on the premises whether their own or visiting even for a few moments.

7. No person shall congregate, lounge, play, sit or obstruct any entrances, stairs or walk ways, including laundry rooms on premises.

8. No Tenant or Tenant's guests shall consume alcoholic beverages or partake in the use of illicit drugs in front of the apartments or yard areas, including parking lots. This includes use of vaporizers "vapes". INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF LEASE/RENTAL AGREEMENT. THIS RULE WILL BE STRICTLY ENFORCED, WITH **NO EXCEPTIONS**.

9. No barbecues or open fires are permitted on any areas of Jade-Lynn Apartments. Tenant shall not store any combustible, flammable or explosive substance on or about the premises.

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10. The rented premises shall be used and occupied only as a private residence and no business of any kind shall be conducted from them.

11. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE APARTMENT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT, AS PER LEASE.

12. Parking on Jade-Lynn Apartments Property is strictly for residents' use, only in designated parking space. All others will be towed away at vehicle owners' expense and own risk. All vehicles, including but not limited to passenger cars, SUVs, personal trucks, motorcycles, scooters, vespas, mopeds, or other similar, parked on property must have valid and current insurance and registration. There is no repair of any kind to be performed on Jade-Lynn Apartments properties. For towing call Alpine Towing directly at 754-201-1121

13. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located. (see safe electrical usage document)

14. No additional or replacement locks of any type will be installed on any door without the written permission of Landlord. If for any reason you get locked out of your apartment or house and a property employee has to open the apartment, there will be a $40.00 lockout fee for after hours and weekends/holidays. **AFTER HOURS BEGINS AT 4:00PM.** If you request a complete lock change, the fee is $150.00 per lock and will be done during normal business hours only by appointment. Normal office hours are: Monday - Friday 8:00AM – NOON, business hours until 4:00PM. Weekends & Holidays: Closed

15. Tenants shall keep all entrance ways free of debris, trash and clutter. All items shall be kept clear of hot water heaters, furnaces, electrical panels and plumbing systems. Tenants shall not throw or sweep any items from their apartment outside of the front door.

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16. No garbage or other refuse, of any kind, shall be stored on the premises for any period of time. All garbage and refuse shall be disposed of in a timely manner in places provided by the apartment complex. Any garbage or refuse, of any kind, left abandoned or similar on property will be removed and disposed of. Jade-Lynn Apartments or agents take no responsibility for these disposed items. Fines for BULK begin at $1000.00, as per your lease paragraph 22.

17. No solicitating, canvasing, signs, notices or advertisements shall be distributed, attached or displayed by tenants on or about the premises.

18. No tablecloth, dust cloth, towels, curtains, rugs/carpets or articles of clothing shall be hung or shaken from any walkway. All goods, articles, merchandise, provisions, furniture, trunks, boxes, barbecue pits, bicycles, bay carts, and wheeling chairs shall not be permitted to remain in the general halls, landing, entrance, court yards or dumpster areas.

19. Tenant shall keep the window glass clean at all times and shall not cover any window in any manner which, in the opinion of Landlord, detracts from the appearance of the apartment building.

20. We kindly ask to adhere to these office hours for any non-emergency situation. Any non-apartment emergencies please call Hollywood Police (954) 967-4636 or **FOR EMERGENCY DIAL 911**

    Tenants shall observe all rules and regulations, which may be hereafter set forth by the landlord in reference to the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. Landlord reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this lease/rental agreement as of their effective date. Violation of these rules or regulations, or any part of them, by the tenant will be just cause for the landlord to invoke the remedies enumerated in the lease/rental agreement in regards to these rules and regulations or to declare a forfeiture of the lease/rental agreement as in any case of forfeiture. Any notice as to amending

or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this lease/rental agreement for serving of notices by landlord on tenant, or some may in addition thereto, become effective, upon the date same are posted at or near the place set up for the mail boxes and displayed in office window in the apartment building in which the demised premises are a part.