

## RESIDENT POLICIES AND "HOUSE RULES" ADDENDUM

This document is an Addendum and is part of the Rental/lease Agreement, dated \_\_\_\_\_ between Campos Rental Properties (Owner/Agent) and \_\_\_\_\_ (Tenants) for the property known as \_\_\_\_\_.

New policies and rules or amendments to this document may be adopted by Owner/Agent upon giving 30 days' notice in writing to Tenant(s).

### I. House Rules:

1. Smoking of any kind is prohibited within the dwelling at all times. This includes the use of any water-filled apparatus. Failure to abide by this rule may result in increased deductions from the deposit for damage caused by smoke.
2. Tenants and their guests shall refrain from creating, or allowing to be created, any noise that is disturbing to other tenants or neighbors between the hours of 10:00pm and 7:00am Sunday-Thursday and between the hours of 11:59pm and 7:00am Friday and Saturday.
3. Parties with more than 25/invited guests are not allowed.
4. Kegs of beer, live music, or DJ music are not allowed.
5. "Beer Pong" tables may not be visible from the street or placed on any lawn area; they may also not be used inside the unit. There will be no couches, chairs, "pong" tables, slip-n-slides, or swimming pools, etc placed on lawn areas at any time.
6. For safety reasons, open flames are not allowed inside the unit or on covered porches; this includes, but is not limited, to candles and barbecues.
7. The porches and grounds of dwelling must be well maintained at all times. Dilapidated couches, chairs, tables, or other furniture are not allowed on the porch, grounds, or driveway at any time. Tenants shall ensure that paper, cigarette butts, and trash are placed in appropriate receptacles so that litter is not created on or about Tenant's unit. Tenants shall ensure that garbage is not permitted to accumulate and that is placed on a daily basis in the trash containers provided for that purpose. Tenant shall ensure that large boxes are broken apart before being placed in the trash containers. Tenants shall be responsible, at Tenant's expense, for hauling to the dump those items too large to fit in the trash containers.
8. Tenants agree not to park any vehicles in driveways or parking lots that leak or drip oil or any other fluid. Owner/Agent will have area cleaned up at tenant's expense if needed. Tenants also agree that driveways and parking lots are for tenant use only and will not have their guests park in these areas. Inoperable vehicles are not allowed in parking lots. Any vehicle parked on lawn area is subject to immediate towing at vehicle owner's expense.
9. All bicycles must be parked in designated bike racks if provided. At no time may bicycles be locked up in garden areas or walkways.
10. Carpets should be vacuumed weekly. If, after inspection by a licensed carpet care company, it is determined that minimum cleaning standards have not been met, Tenants will be responsible for the wear beyond normal wear and tear.

### II. Yard Care: The Owner/Agent will provide basic yard care throughout the year, including mowing, pruning, and leaf removal as needed at Owner/Agent's discretion. In addition,

1. Owner/Agent will provide either an automatic sprinkler system or Tenant will be responsible to water entire property with hoses and sprinklers provided by Owner/Agent. In either case, Tenant must notify Owner/Agent of any defects in the sprinkler system.
2. Tenant will not deface, prune, break, remove, or allow to be damaged any shrubs, plants, trees, lawn or bushes. Tenants agree to pay for any damages caused by themselves, guests, or gatherings that breach this agreement.
3. Any trash related to a party or other gathering must be cleaned up by 12 PM the following day. This includes the subject property and any trash within 200 feet of the property.
4. Tenants will keep all walkways, porches, and stairways free of leaves that may become wet and slippery and may cause an injury to themselves or their guests.
5. Tenants agree that they are only leasing the dwelling stated above and that all areas surrounding said dwelling, i.e. parking spaces, lawn areas, garden areas, fenced areas, etc. are for their enjoyment only and remain under control of the Owner/Agent.

Should Tenants breach any of the responsibilities as outlined above, the Owner/Agent will issue a written notice of said breach. If Tenant does not cure the breach within 48 hours, Tenant understands that Owner/Agent will hire an independent contractor to cure the breach at Tenant's expense. If Owner/Agent finds it is necessary to issue a second notice for breach of agreement during the term of the Lease, Owner/Agent, at his discretion, may hire an independent contractor at the Tenant's expense for the duration of the Lease to perform the duties as outlined above to assure that the property is maintained according to the terms of this agreement.

**Tenant's signatures**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Owner/Agent's signature, address, and phone number**

Signature: \_\_\_\_\_  
Owner: Michael or Nancy Campos

Signature: \_\_\_\_\_  
Agent: Erin Campos

**Address: 341 Broadway #412, Chico, CA 95928**  
**Email: [camposrentals@sbcglobal.net](mailto:camposrentals@sbcglobal.net)**

**Phone: 530-891-3434 Fax: 530-345-1121**  
**Website: [www.camposproperties.com](http://www.camposproperties.com)**