

# RULES AND REGULATIONS

Residents hereby agree as follows:

CHILDREN: (these rules and regulations also apply to visiting children)

1. Children shall not play in public areas except in those designated recreational areas in accordance with the rules, regulations and times posted in said areas. No playing permitted in hallways, lobbies, parking lot, etc.
2. Planted and landscaped areas shall not be walked upon nor used as play areas.
3. Children under 15 years old must be accompanied by a parent/guardian at ALL times while using the pool.

PETS:

1. All pets must be on a leash and cleaned up after while outside on the property at all times. (No exceptions)
2. All pets must be registered in the office with copies of current shot records.

GENERAL:

1. Resident agrees to abide by all property rules and regulations whether promulgated before or after the execution hereof the lease rental agreement.
2. Waterbeds are NOT permitted.
3. Entryways, lobbies, halls, stairways, patios, landings, parking areas, and recreational areas shall be kept clear of bicycles, carriages, toys, waste receptacles, footwear, umbrellas, or any other foreign objects at all times.
4. Residents shall not make, nor permit, any public or private nuisances or any disturbing noises, conduct, music, stereo, television, or partying in their apartments or elsewhere on the property so as to disturb any other resident.
5. Laundry facilities may be used only at the times posted in the appropriate areas and must be operated in accordance with the instructions and restrictions posted.
6. Nothing shall be hung or draped over, nor shall anything be shaken from windows or into balconies, stairways, landings, or patio areas. Patios areas may only contain patio type furniture (2 chairs and one table) and 3 flower pots but no other item may be stored or hung in such areas.
7. Keys will not be signed out to anyone other than those who have signed the rental-lease agreement.

Initials: \_\_\_\_\_

**RULES AND REGULATIONS CONTINUED**

- 10. Resident shall not alter or install any lock, knocker, peephole, or other attachment on any door, wall or ceiling of apartments without written consent of management.
- 11. No interior alterations, additions, painting or redecorating may be done to apartments or patios without the written consent of management. If approved, all such alterations and additions and fixtures shall remain as part of the apartment.
- 12. Water closets, basins, and other plumbing fixtures shall not be used for any purpose other than for those for which they were designed, and no sweepings, rubbish, rags, excessive paper, newspaper, nor any other articles shall be thrown into them. Damage resulting from misuse of such facilities shall be paid for by the tenant.
- 13. Use of all recreational facilities shall be restricted to residents. Residents may have guests provided that in so doing it does not interfere with resident use of any facility.
- 14. Residents, their family, guests, agents, or other visitors will obey parking regulations of the property. Speed limit at all times on the property is no more than 10 miles per hour. No motorcycle or automobile which, in the opinion of the management is in an unsafe or dilapidated condition shall be permitted on the property. Maintenance on inoperable vehicles is expressly prohibited. No motorcycle or automobile shall be started or driven in a manner that will cause excessive noise or pollution. Any vehicle on the property found not to be registered in the office shall be towed away at the expense of the owner. Resident guest parking shall be permitted in designated areas only on the property.
- 15. Joy riding, bicycle racing, or any other form of the activity which, in the management's opinion, is dangerous or hazard to other residents or the property is expressly forbidden.
- 16. No semi-trucks, trailers, mobile homes, boats, boat trailers, campers, tents, or any other form or type of passenger or recreational vehicles shall be parked anywhere on the property.
- 17. Violation of any part of these rules and regulations will result in the termination of the offending tenant(s) lease/rental agreement. These rules and regulations may be added to or amended from time to time by management and such amendments and additions will become effective immediately and binding on the residents.

The undersigned Tenant(s) hereby acknowledge(s) receipt of a copy hereof and agree(s) to be bound by and observe all parts of said Rules and Regulations.

Dates:                     

RESIDENTS SIGNATURE(S)

Apt.no:                     

\_\_\_\_\_  
\_\_\_\_\_

Office Phone#: (352)686-3002  
Website: [www.grtflorida.com](http://www.grtflorida.com)  
Email: [grtflorida@grtinc.ca](mailto:grtflorida@grtinc.ca)