

**OASIS REALTY SERVICE**  
**Rules and Regulations for Minnesota Terrace Apartments**

It is the desire of the Owners and Management to maintain these dwelling units in the best condition and to insure quiet enjoyment of the premises to all of the tenants. Your cooperation at all times is required in order to achieve this goal. For this reason, the following rules and regulations are hereby made a part of the Lease Agreement and set forth below. Thus, it becomes the responsibility of the Tenant(s) to learn and abide by them. These rules and regulations are subject to change in accordance with the provisions of your lease.

**Move-In and Move Out**

1. There shall be in the office for each Tenant, a lease application and a signed lease. One copy of the signed lease will be provided free of charge to each leaseholder upon signing. Additional copies may be requested by the leaseholder(s) for a charge of **\$5.00** per copy.
2. Apartment will not be occupied by persons other than those set forth in the application for lease (no Sub-Leasing). Tenant will keep on file with Landlord or Agent current written information with any changes to Tenant's Job, income, occupants, visitors, guests, vehicles, phone numbers, marital status, family size change, nearest relative, driver's license, legal name, emergency contact, etc.
3. No moving of furniture in or out of apartments between the hours of 7:00 P.M. and 7:00 A.M.
4. Prior to moving out, a full thirty- (30) days-notice to vacate must be in writing and given to Management **before** the 1st of the month beginning the thirty-day notice. Any notices received after that will be accepted as of the 1st of the following month. (See Lease # 17)
5. Tenant(s) must obtain a check out date and time for a moving inspection from the landlord, in writing, at least 48 hours before the move-out date stated in tenant's thirty-day notice to vacate.

**Repairs and Maintenance**

6. Tenants with apartments below their unit must keep at least eighty percent (80%) of all wooden floor surfaces inside their unit covered with area rugs at all times.
7. Floors and floor coverings must be cared for as follows:
  - A. Wood Floors – use only manufacturer recommended commercial cleaner and paste wax. (No water)
  - B. Tile Floors – wipe with damp cloth or mop.
  - C. Carpets/Rugs – must be vacuumed often, steam cleaned or shampooed, with manufacturer recommended cleaning products, at least every three months. Recommend immediate spot cleaning with a product such as Folex to avoid permanent stains.
8. No locks shall be changed or added by anyone not affiliated with or instructed by Oasis Realty Service management.
9. No tacks, nails, screws, hooks, or other objects are to be placed in doors, walls, floors, ceilings or woodwork.
10. Care must be given by all occupants and their guests to prevent foreign objects from being placed in toilet bowls, face bowls, tub and sink drains, or Tenant will be charged for repairs accordingly.
11. Tenants must replace their own light bulbs using a maximum of 60-watt fluorescent or L.E.D. bulbs only, in all light fixtures.
12. Screens must not be removed except for cleaning, and must be replaced immediately. A charge will be made for repair or replacement of damaged screens.
13. No motorized electrical appliances or heat-generating devices (gas or electric) may be used or kept in apartment without written permission from management. No hot plates, burners, grills, or other heating or cooking devices are allowed on any part of the apartment complex's property at any time by tenants, their guests or invitees. Any such permission does not imply any safety or warranty of such product(s) or its use. You will be held responsible for any and all damages resulting from such usage.
14. Do not carry any open containers of bleach or detergent soap from the apartment to the laundry room. Spilled bleach on flooring can cause discoloration. Tenants are responsible for reading and following the rules and regulations established and posted by laundry facility vendors. Contact laundry facility vendors for reimbursements of funds or malfunctioning of equipment. The laundry equipment and business belong solely to vendors (as posted in laundry facility) and Tenant(s) use these facilities at their own risk. No one under 18 years of age is permitted in the laundry facilities without being accompanied by an adult at all times.
15. Tenants will be held liable for damage or injury to persons or property, the apartments, buildings or grounds caused by their household members, guests, or invitees, and will be charged for repairs and all costs of liability accordingly.
16. All tenant trash, garbage, and refuse must be placed in the Dumpster or recycling cans located on the parking lot according to D.C. code – see available RECYCLING FLYER. (No furniture, bedding or other large articles). Children should not be allowed to take out trash if they can't reach the top of the can, nor operate the sliding doors nor know which trash is recyclable for the blue cans.
17. Nothing may be used that overloads the electrical system causing damage in the Tenant's apartment or Tenant will be charged accordingly.
18. Nothing is to be kept, stored, or dried in HVAC rooms. Tenants may not tamper with any equipment in the HVAC or Furnace room.

19. No Repairs or Installation of Electric, Gas, Plumbing, Cable T.V., Telecommunications, Electronic devices or equipment or systems may be made without prior written approval by Landlord.
20. TENANT(S) **MUST OBTAIN A RENTER'S INSURANCE POLICY** PRIOR TO MOVE IN AND NAME LANDLORD AS **"ADDITIONAL INTEREST"** (Not 'Additional Insured'). TENANT(S) **MUST MAINTAIN A RENTER'S INSURANCE POLICY** AT ALL TIMES DURING THEIR TENANCY UNDER THIS LEASE.

### **Community Living Standards**

21. Tenants are responsible for the conduct of their children, visitors, invitees and guest(s).
22. The use of waterbeds or other such heavy or potentially destructive items are prohibited.
23. No dogs, cats, or other pets will be allowed in the apartment or kept on the premises at any time.
24. Smoking is prohibited in all common areas in consideration of your non-smoking neighbors. Also, Tenants, their guests and invitees must not interfere with the proper operation of smoke detectors or fire alarm systems in or out of the apartment/building. Do not smoke in bed since this is a common fire hazard. You should inform Landlord if you or your guests are smokers. Smoking around Children under 18 is forbidden.
25. Nothing is to be kept or placed in halls or stairwells or placed on outer ledges or hung from windows, fences, or any other common areas.
26. It is Tenant's Responsibility to NOTIFY MANAGEMENT IN WRITING IMMEDIATELY if extermination or other maintenance service is needed.
27. Children (0-18 years of age), including guest & invitees, must not use common areas of the property to play, and when not inside an apartment unit they must be physically accompanied and supervised by the Tenant at all times, this includes the laundry room.
28. No congregating (sitting or standing), singularly or in a group, in common areas including but not limited to, halls, steps, walkways, landscapes, or in parking areas. The roof is strictly off limits to all Tenants, occupants, their guests and invitees.
29. No loud gatherings of any type. No other gatherings of any type on any of the apartments' property.
30. No loud T.V., radio, record/tape/c.d. player, instrument or any other noisy device playing. No walking on, playing on, littering on or damaging grass or landscaping.
31. While on any part of the common area of the leased premises (i.e. Minnesota Terrace Apartment grounds) the Tenant(s), their guests, invitees, etc. must wear appropriate protective foot coverings (shoes) and be decently clothed on both the top and bottom half of their bodies, no person may be topless or bottomless (without covering) at anytime outside of their own apartment unit.

### **Parking Lot Rules**

32. Parking spaces are limited and only available to Tenants on a "first come, first serve" basis. Only one vehicle per apartment unit will be considered for registration. Use of the parking lot is done at vehicle owners' sole risk. All Tenant vehicles must be registered with management to obtain a valid parking pass.
33. Generally, there are No Parking spaces available for Visitors/guests, however Tenants may request a one-day pass for visitors/guests to park in the center isle Only (if space is available). Use of the parking lot is done at vehicle owners' sole risk.
34. Parking lot is for leaseholders' personal use for their passenger type vehicle only (NO: Commercial vehicles, STORAGE, boats, trailers, NO trucks over two axels or 8 feet in height, etc.).
35. All vehicles using the parking lot with Landlord's parking pass must be mobile and have valid DC tags and inspection decals (visiting vehicles from other states, with temporary parking passes, must also be mobile and have valid tags, registration and inspections).
36. Tenants, their guests and invitees may not operate, ride or park the following items in or around the parking or common areas of the apartment complex: skates, skateboards, bicycles, tricycles, motorcycles, go-carts, rollerblades, scooters, hover boards, Segway, or any moving vehicle not properly licensed for transportation by the District of Columbia government.
37. No double-parking, idling or standing on driving lanes. No parking in reserved spaces. Handicapped spaces require display of valid DC handicap tag or placard. **Management reserves the right to have any vehicle towed at any time for any reason at vehicle owner's expense.**
38. No washing of vehicles on the premises except with water from a bucket provided by the tenant(s). No water hoses.
39. No one shall perform any prolonged, oily, noisy or debris-causing repairs of any kind on common areas, such as the parking lot. For example, auto and bike repairs are prohibited in common areas.
40. Management reserves the right to refuse or grant access to the parking lot for any reason at any time including but not limited to maintenance or repair of the lot, change in use of space, or limited space needs.

**If any Tenant, occupant, their guests or invitees violate any rule or regulation contained herein, the Tenant(s) shall be assessed an administrative fee, for processing said violation, of \$25.00 (twenty-five dollars) (not including any other fees that may come due hereunder) for each occurrence thereof and said fee(s) shall become due and payable and added to their rental ledger as additional monies owed to the Landlord. If Tenants, their guests or invitees continue in violation of the rules and regulations, the Tenant will also be given a 30-day notice to vacate/cure or quit.**