

Ironwood Management Community Policies

GENERAL

1. Lessee is responsible for the conduct of guests and their adherence to all the rules and regulations to which the Lessee has agreed.
2. Lessee will not tamper with building or equipment controls other than those in his/her own residence.
3. Service requests shall be in writing, or by email – and given to the Manager during business hours unless it's an emergency.
4. At no time is any garage or yard sale permitted on the Premises.
5. The use of water to wash cars is strictly prohibited.
6. Lessee agrees to follow all posted rules and hours of the laundry room.

NOISE AND CONDUCT

1. Residents shall not make or allow any disturbing noises in the Premises by the Lessee, family, or guests, nor interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, televisions, radios, etc., are to be played in a manner not to be heard outside the Lessee's own unit.
3. No lounging, visiting, or loud talking will be allowed in the common areas between the hours of 10:00 p.m. and 7:00 a.m.
4. Lessee acknowledges that any criminal or gang activity, associated with, or conducted by, Lessee or guest shall be grounds for eviction. The following conduct shall, without limitation constitute grounds for eviction: Lessee or his occupants, guests or visitors participate in criminal gang activity while on or near the Premises, affecting the safety of residents in the neighborhood. Gang activity may include, but is not limited to, the criminal discharge of firearms, narcotics activity, consumption of alcoholic beverages on the property, vandalism, robbery, theft, receiving stolen property, extortion, and intimidation of residents.

CLEANLINESS

1. Lessee must keep Premises, and all common areas used by Lessee, clean, sanitary, and free from objectionable odors.
2. Items shall not be shaken or hung outside any window, or on any ledge, railing, balcony or patio.
3. Lessee shall not litter, or throw any type of garbage or refuse on the Premises. Trash may not, at any time, be kept outside of unit.

SAFETY

1. Lessee is responsible for locking all doors and windows, and for turning off gas/electrical appliances when absent from premises.
2. If Lessee is to be absent from his/her residence more than 7 days, Lessee shall notify management.
3. If Lessee wishes management to allow someone to enter Lessee's unit, Lessee shall provide written permission with the person's name or company, and any additional information required.
4. A responsible adult must supervise children on the Premises at all times.
5. No roller-skating, bike riding, skate boarding, or similar activity are permitted in the common areas, unless so designated.
6. Barbeques are never permitted on balconies.
7. Lessee shall not store any liquid or material of a flammable nature on the Premises.

POOL RULES and REGULATIONS (If Applicable)

1. The pool is to be used only between 9:00 a.m. and 9:00 p.m. Management reserves the right to close the pool.
2. Guests may use the pool only with express prior permission from management, and only in the company of Lessee.
3. No person who is ill shall use the pool.
4. No child under 14 years old will be allowed in or around the pool at any time unless accompanied by an adult.
5. No children are allowed in the pool unless they are toilet-trained. Diapers are never allowed in the pool.
6. No food or beverages may be served or consumed in or around the pool at any time without management's consent. If allowed, refreshments must be served in unbreakable containers.
7. No person under the influence of alcohol or drugs is permitted in or around the pool area.
8. Running, jumping, horseplay, dangerous conduct or diving is forbidden in or around the pool area.
9. Lessees and their guests/invitees are required to be properly attired at all times going to/from the pool and when using it.
10. Showering is required prior to using the pool. Drying off is required before leaving the pool area.
11. Lessees and guests must place their own towels over pool/patio furniture when using sun tan oil or lotions.
12. No toys, inner tubes, or other objects whatsoever will be allowed in the pool at any time.
13. Safety equipment is not to be used except in case of emergency.
14. **NO LIFEGUARDS WILL BE ON DUTY: PERSONS USING THE POOL FACILITY DO SO AT THEIR OWN RISK.**

The undersigned Lessee(s) acknowledge(s) having read and understood the foregoing rules and regulations and having received a copy of said rules.