

Innovative Property Management (IPM) Community Rules

1. The number of occupants allowed in each home is contingent upon the size of the home and/or the number of bedrooms/bathrooms per home. These occupancy standards may vary at each IPM Community due to City/County Ordinances. (See Community Occupancy Standards) If there is any change in the number or name of permanent residents Landlord must be notified immediately. Any guests who will be staying for more than seven (7) days must register with the office, or will be subject to an additional charge of \$25.00 per month per person.

2. Tenant agrees that the premises are restricted to occupancy by a single family for residential dwellings and for residential purposes only.

3. Tenant is responsible for paying their own water and sewer bill as well as electric, telephone, and cable.

4. Tenant is responsible for the conduct of their children and their visitors. Children are to be kept off the streets and under adult supervision when outside.

5. Firearms, fireworks, air rifles, slingshots, or rock throwing are not allowed in any IPM Community.

6. Please observe posted speed limits and **DO NOT ALLOW CHILDREN TO PLAY IN THE STREET.**

7. No more than three (2) vehicles are allowed per lot. These are not to be parked in the grass, only on paved or gravel driveway, and must be parked in a neat and orderly fashion.

8. No vehicles will be allowed to be parked over thirty (30) days without a current N.C. inspection sticker and current N.C. tag.

9. Any major mechanical or repair work performed on any motor vehicle shall be done in an enclosed garage or carport, and shall not be visible from the street. Any noise caused by any work being done must be minor and not offensive or disturbing to neighbors.

10. No buildings or additions to homes will be permitted without the prior written approval of the Landlord. If permission is granted then said building or addition must be six (6) feet from the home and siding and roofing must be of the same or better material than home.

11. NO OUTSIDE PETS ARE ALLOWED. All pets must be approved in writing by IPM management. When pets are outside, they must be kept on a leash and with a person at all times. Dogs are not allowed to be placed on a chain or leash and left unattended. Pets over 20 lbs are not permitted in any IPM Community unless written permission is granted from management. (See Pet Policy for complete rules).

12. Toys and miscellaneous items should be removed from front yard at the end of each day, and placed neatly in the rear of the home. Tenant must also ensure that all items are removed from the yard so that mowing can be done safely.

13. No loud parties, radios, televisions, or other excessive noise allowed, **including vehicle radios.**

14. Landlord requires a "quiet time" between the hours of 11:00 p.m. and 6:00 a.m. This time corresponds directly to County noise ordinances, to help keep tranquility and peaceful enjoyment of the premises for all residents and neighbors. (This time may vary at IPM Communities depending on individual County Ordinances).

15. No display of alcoholic beverages allowed on premises. Drunkenness or immoral conduct will not be tolerated. Tenant, any member of the tenant's household, or any guest of the tenant's household, shall not engage in criminal activity, including drug-related criminal activity on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell distribute or use of a controlled substance. Tenant or any member of the tenant's household shall not permit the dwelling unit to be used for or to facilitate illegal, criminal or drug-related activities. Illegal activity shall include, but not be limited to, prostitution, criminal street gang activity, threatening or intimidating, and battery. Any breach of the lease agreement that jeopardizes the health, safety and welfare of the Landlord, his agent(s), or

other tenants or involving imminent or actual serious property damage shall be a material and irreparable violation of the lease and good cause for immediate termination of tenancy. Any Tenant who is arrested for any criminal activity is subject to immediate eviction proceedings.

16. No motorcycles or motor scooters are to be ridden without proper license and registration. All off-road motorcycles, all terrain vehicles, motor-bikes, mini-bikes, and go-karts **are not allowed** to be ridden in the community or on the streets or on anyone's lot.

17. All homes must be *owner-occupied*. **No renting or subletting of any mobile home is permitted.**

18. Tenant will be required to repair or replace broken windows and doors and underpinning within ten (10) days of receiving notice from Landlord.

19. If Tenant, during the term of the lease agreement or any renewal thereof, should find it necessary to declare bankruptcy, Landlord is hereby irrevocably authorized at his option to cancel this rental agreement as a default. No receiver, trustee, or other judicial officer will have any right, title or interest in the leased premises by virtue of this rental contract.

20. No acts or demeanor shall be permitted which place the management or owner of these premises in violation of any local, county, state or federal law or ordinance. Tenant will supply Landlord with accurate and truthful information when requested in order for Landlord to complete any forms required by any local, county, state or federal agency.

21. Any additions or changes to Rules and Regulations when made will be put in each tenant's mailbox and will become effective as of that date.

22. Information on the rental application submitted by Tenant has been the reason for Landlord to rent the premises to Tenant. If any material facts in the rental application are found untrue or if the premises are occupied by anyone other than the Tenant as stated in the application, the Landlord will have the right to terminate this lease.

23. The agreements contained in the lease set forth the entire understanding of the parties as regards the lease provisions of this agreement and will not be changed or terminated orally. This agreement may only be amended, modified or added to by written instrument only.

24. Any family who ignores or refuses to abide by these regulations will be asked to move or evicted.

25. The right to evict without notice any objectionable person or persons who may cause a disturbance of peace and quiet, willful and careless destruction or becomes a nuisance is reserved by the management. The management will be the sole judge of the existence or cause of such action.

26. Tenant hereby agrees to pay Landlord reasonable attorneys' fees and all other reasonable expenses incurred by Landlord in the event of eviction proceedings against the Tenant.

Tenant has read all items above and agrees to all stated terms, conditions, rules and regulations. Tenant will receive at least one (1) copy of this document upon its execution.