

Park Place Garden Building Rules

Illegal Activity: Illegal activity is unacceptable and will be reported to the police. Your lease includes CRIME-FREE language that will be strictly enforced.

Guests: Residents are responsible for their guest's conduct. Any guest who resides in an apartment for more than two consecutive weeks is considered an unauthorized resident. An unauthorized resident must vacate the premises or complete an application, receive authorization for occupancy, and sign a lease.

Animals: Animals are not allowed on the property at all times for any reason without written authorization.

Right of Entry: Owners representatives may enter any apartment without advance notice for inspection and maintenance in response to an actual or perceived emergency. Fire, smoke, water, noxious odor, medical necessity, and police order constitute an emergency. Owners representatives may enter an apartment with reasonable advance notice for routine maintenance and inspection.

Doors, Locks & Keys: Residents may not change their locks without prior written consent. Keys may not be copied. All keys are to be returned together when you vacate. Building entrance doors must be kept closed at all times.

Number of Occupants: One bedroom - no more than two persons; Two bedroom – no more than three persons, of whom only two may be adults; Three bedroom – no more than four persons, of whom only three may be adults.

Garages: Garage doors are to be kept closed at all times. Residents may not store garbage, toxic waste, or perishable items in garages. Residents may not use or store flammable materials, combustible materials or toxic chemicals in garages.

Laundry facilities: Hours are 7am – 10pm. Do not use dye in the washing machines. Use washing facilities at your own risk. Please report malfunctioning machines to management.

Balconies and patios: Balconies and patios may not be used for storage, laundry, or any other purpose other than for which they are intended. Only outdoor furniture, potted plants and approved decorations may be placed on balconies and decks. Gas grills may be used on your personal balcony or deck.

Noise and Disturbances: Loud, boisterous, disruptive noises and conversations are not permitted at any time. Quiet hours are between 8pm-8am every day. Loud music and large social gatherings are not allowed. Violation of this policy may be grounds for eviction.

Garbage Removal: Trash must be placed inside the dumpster. Residents are responsible for the disposal of any large object that will not fit inside the dumpster. Please flatten boxes before placing them in the dumpster or recycle bin.

Housekeeping: Residents are required to clean their appliances, carpets, sinks, bathtubs, counter tops and tile floors frequently. Remove waste from their apartment frequently. Damage to property as a result of poor housekeeping constitutes negligence on the part of the tenant. Do not overload electrical circuits. Fire code requires the use of "UL listed" outlet power strips.