

Owner's Rules For "The Suites At Alabama"

1. General

- a. This agreement is an addendum and part of the rental agreement between Owner and Resident.
- b. New rules and regulation or amendments to these rules may be adopted by Owner upon giving 30 days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of resident rights. They will not be unequally enforced. Resident is responsible for the conduct of guests and the adherence to these rules and regulation at all times.
- c. The premises rented herewith shall be occupied by person(s) only named in the rental agreement.

2. Noise and Conduct

- a. Residents shall not make or allow any disturbing noises in the unit by Resident, family or guests, nor permit anything by such persons which will interfere with the rights, comforts or conveniences of other tenants.
- b. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which will not disturb other tenants.
- c. The activities and conduct of Resident, Resident's guests and minor children of Resident or guests, outside of the unit on the common grounds or parking areas must be reasonable at all times and not annoy or disturb other tenants.
- d. No lounging, visiting or loud talking that may be disturbing to other tenants will be allowed in the common areas between the hours of 10 p.m. and 7 a.m.

3. Cleanliness and Trash

- a. The unit must be kept clean, sanitary and free from objectionable odors.
- b. Residents shall assist management in keeping the outside and common areas clean.
- c. No littering of papers, cigarette butts or trash is allowed.
- d. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinances or regulations.

The Suites at Alabama, 3238 Alabama, Houston, TX 77004

(281)433-5215

e-mail:info@suitesatalabama.com

(281) 343-5732 (Fax)

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- e. Garbage is to be placed in the dumpster provided. Dumpster lid must be kept closed at all times.
- f. Furniture must be kept inside the unit. Unsightly items must be kept out of sight.
- g. Personal items are not to be left in common areas.
- h. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window, ledge or balcony.
- i. No glass containers are permitted to be placed or used in common area.

4. Safety

- a. All doors must be locked during absence of the Resident.
- b. All appliances must be turned off before leaving the unit.
- c. When leaving for an extended period, Resident shall notify management how long Resident will be away.
- d. If someone is to enter Resident's unit during Resident's absence, Resident shall give management permission beforehand to let any person in the unit and/or provide the name of person or company entering.
- e. Smoking in bed is prohibited. No water beds are allowed in units.
- f. The use or storage of gasoline, cleaning solvents or other combustibles in the unit is prohibited.
- g. Please notify management of any security lighting not working properly.
- h. Children on the premises must be supervised by a responsible adult at all times.

5. Maintenance, Repairs and Alterations

- a. If unit is supplied with smoke detection device(s); upon occupancy it shall be the responsibility of the Resident to regularly test the detector(s) to ensure that the device(s) is in operable condition. The Resident will inform management immediately, in writing, of any defect, malfunction or failure of such smoke detector(s). Resident is responsible to replace smoke detector batteries, if any as needed unless otherwise provided by law.

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- b. Resident shall advise management, in writing, of any items requiring repair (dripping faucets, light switches, etc.) Repair requests should be made as soon as defect is noted. Call 281-433-5215 if it is an emergency.
- c. Service requests should not be made to maintenance people or other such personnel.
- d. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the
- e. responsibility of the Resident. Payment for corrective action must be paid by Resident on demand.
- f. No alterations or improvements shall be made by Resident without the consent of management. Any article attached to the woodwork, walls, floors or ceilings shall be the sole responsibility of the Resident. Resident shall be liable for any repairs necessary during or after residency to restore premises to the original condition. Glue or tape should not be used to affix pictures or decorations.

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Acknowledgement of Receipt /Acceptance of Owner's Rules

For Apartment # _____

I acknowledge receipt of the Owner's Rules and understand and agree to comply with all rules as stated.

Tenant Signature

Date

Print Name

Tenant Signature

Date

Print Name

Owner's Representative

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