

Schedule "C"
Keuka Shores Luxury Townhomes
Rules & Regulations Lease Addendum

Resident, any persons permitted to live in the Townhome with Resident and the Resident's Guests must comply with these rules. Notice of new or changed rules will be given to Resident or posted by Landlord, in accordance with the Lease. Landlord need not enforce rules against other residents. Landlord is not liable to Resident if another Resident violates these rules. Non-compliance with these rules and regulations may result in Resident being charged \$50.00 for each violation. Resident receives no rights under these rules.

1. The comfort and rights of other Residents must not be interfered with at any hour. Resident agrees not to make loud noises (music, TV, annoying sounds, disturbances, odors, nuisance or do anything else which interferes with or disturbs the rights, comfort or convenience of other residents. Landlord is entitled to determine in its sole judgement whether you have violated this section.
2. The Landlord provides shades on the primary windows. Blankets, sheets, newspapers, etc. are not permitted as window treatments.
3. Resident must not put holes in any doors or cabinets
4. Resident must not adhere with standard adhesive to cabinets, walls, doors, tiles, etc.
5. The installation of curtain rods, tv wall mounts, art work hanging etc. will be done in a professional manner – Contact Carol Genecco for the contact info of a local handyman if locating wall studs is not in your wheelhouse
6. Resident will not store items against or near the furnace and water heater
7. Locks may not be changes or additional locks installed, except allowed by law. Doors should be locked at all times. Garage doors are to be closed when not in use. Windows must be locked when Resident is out. All keys must be returned to the Landlord at the end of term
8. Resident abides by smoke-free lease addendum
9. Resident abides by pet policy lease addendum and no visiting pets at any time without written approval from the Landlord. The feeding of birds, wildlife or feral animals from the townhome porches or public area is strictly forbidden.
10. No loitering or open container on common areas.
11. No climbing on roof
12. No motor vehicle repairs are allowed on the premises.
13. Residents and their guests are not to violate any state law, statute, or Village/town ordinance in or about the premises
14. Community speed limit is 20 mph

15. Two (2) vehicles per townhome is strongly suggested. The parking of additional vehicles other than in the Resident's garage or the Resident's driveway is not guaranteed. Our additional "guest" parking regions are not plentiful, are not reserved and long-term parking (> 48hrs) is not permitted. Parking on the lawn, roadway or in another tenant's driveway without permission of said tenant are not allowed. Improperly parked cars and unlicensed vehicles may be removed without notice to Resident and at expense of vehicle owner. Resident's Guest will obey these parking rules and those that may be posted on private/public streets, roads, drives and parking areas. Dump trucks, construction vehicles, recreational vehicles, cabs for 18 wheelers, boats, trailers, campers, ATV's, water craft vehicles, snowmobiles, etc. cannot be accommodated within driveways/parking lots – exception - those vehicles belonging to ATL Construction during our construction phase.
16. Auctions, tag sales, moving sales, or the like are not permitted at the Townhome or on the premises.
17. Bicycles, scooters, skateboards, skates, carriages, sleds may not be kept on the porches, driveways or lawns.
18. Nothing may ever be left unattended on the lawn or in the landscaping.
19. Garbage and Recycling receptacles are provided by the trash removal provider for all refuse disposal and are not to be stored on the exterior of the Townhome except on the designated garbage pick up day.
20. Nothing shall be hung from garages, porches, windows or placed upon exterior window sills.
21. Linens, cloth, clothing, curtains or mops shall not be shaken from doors, windows or garages. Nothing is to be swept or thrown from windows or doors
22. Vents and plumbing fixtures must be used for their intended purposes. The cost to repair any damages resulting from misuse will be paid by Resident.
23. No signs, advertisements, notice or other lettering shall be placed on or any part of the outside of the Townhome.
24. No phone, radio, TV satellite dish installations are allowed. Any aerial erected on the roof, porch or the exterior of the Townhome without consent from the Landlord will be removed by Landlord without notice at the Resident's expense.
25. No enclosures of any kind may be installed in the yard or attached to the townhome by the Resident. Installation of storm/screen doors that matches the door trim must be performed by a professional carpenter at the tenant's expense and this fixture remains with the unit upon departure if in acceptable condition by the landlord or be removed with the door frame restored if it is in unacceptable condition. Resident shall not remodel, perform any electrical, plumbing, painting, wallpapering, repairs, etc. to the townhome or porches. A ceiling fan w/o remote is provided by the landlord in the living room of all single story units. If the resident desires a different ceiling fan in the living room or wants to add a ceiling fan to the master bedroom, the resident may purchase and have professionally installed at their own expense. At the end of the resident's lease the resident is to have a professional carpenter re-install the original fixtures.

26. Resident shall pay Landlord for any damages or injuries to trees, lawn, shrubs, and plants in the Community caused by Resident, family member of Resident or Guest of Resident.
27. Waterbeds or furniture containing liquids are not permitted
28. Garbage disposal to be used on food but no bones. Discarding high volumes of grease will cause problems. Always run cold water when in use.
29. Charcoal grills, turkey cooker and smokers are not allowed. Gas grills are to be placed at the outside edge of the porch or patio and constantly monitored for excessive flames and smoke. Fire pits or chimineas are not permitted.
30. Flammable or dangerous items may not be kept at or used in the Townhome/Garage/Porches
31. Resident must allow the exterior cleaning of the Townhome including siding, windows, porches and doors.
32. Tenant shall give Landlord prompt notice of any damage to, or malfunction of, the premises, its fixtures and appliances
33. Tenant will provide Landlord with their phone number and keep Landlord informed of changes in the phone number
34. Tenant understands that the premises are not to be used for the sale, manufacture, use, or possession of illegal narcotics
35. Tenant agrees to be responsible for guests and other occupants that are at the premises and will be held liable for anyone using, selling, or possessing illegal narcotics on the premise

Print Name

Tenant Signature

Date

Print Name

Tenant Signature

Date

Keuka Shores, LLC's Representative Signature
(Landlord)

Date