

## 114 Fenner Avenue Building Policies

Parking: Apartment A & B have two designated off street parking spaces. Apartment C has exclusive use of parking area located in the rear of the building.

Visitors may only use street parking.

Pets: All pets must be approved by the landlord and can weigh no more than 20 pounds (Adult weight). Absolutely no fish aquariums. Clean up after your pet routinely (clean up dog poop in the yard). Pets must be on year round flea and tick prevention.

No gasoline powered or fuel burning devices are to be stored in the building per Asheville fire safety code. No charcoal or gas grills permitted on decks. Grills must be at least 10 feet away from the building at all times even when not being used per Asheville Fire Marshall.

Absolutely no smoking in the building or on the property grounds, this also includes guests. In an attempt to keep rents as low as possible, water usage is restricted to inside use only. Washing cars, watering gardens or plants using common area water outlets is prohibited.

No clothes lines are to be installed on the property.

Outdoor furniture is permitted on the decks. No indoor furniture such as couches, upholstered chairs, futons, etc.... Please refer to landlord if you have a question about this.

Any changes made to the property must be pre-approved by the landlord (i.e. painting walls, changing light fixtures, building structures on the grounds, exterior holiday decorations, political signs, etc.)

No drum kits allowed.

Quiet time 10 pm - 7 am (please just use common sense and respect your neighbors).

No commercial vehicles are to be parked in the parking area.

Tenants are responsible for taking and returning trash/recycle cans to the road. Pick up is currently on Wednesday. (please share this responsibility)

Absolutely no feminine hygiene products (tampons, pads, etc...) are to be flushed down the toilets. If it is determined that a drain blockage is the result of feminine products the tenant shall be responsible for the plumbing bill.

There is a \$30 charge for all bounced checks.

If a tenant loses keys or is locked out please call a locksmith. If the landlord is available to unlock the door or replace keys there is a \$50 fee. First rent late payment may be waived by the landlord.

All natural gas furnaces must be turned on by December 1st. Space heaters are prohibited. No fireworks on property.

No satellite dishes on the building or grounds.

I acknowledge receipt of these policies

X\_\_\_\_\_

Rev. November 1, 2016