

## Westwood Tenant Policies

**Parking:** Only one assigned covered parking slot per unit. All vehicles must be licensed and in drivable condition to be parked on the lot. Street parking available for guest and additional vehicles. Car ports are to be used for motor vehicles only (exceptions are bbq grills and bicycles). Car ports are not to be used as a storage area. Two bedroom apartments (unit 1,2, 3 &4) allowed two parking places on the property but only one covered slot each.

**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).

**Laundry Room:** Do not leave clothes in washing machine or dryer overnight. Do not leave clothes in the laundry room overnight. Clean up after yourself. Clean lint out of dryer filter after use. Keep washing machine lid open when not in use.

No gasoline powered or fuel burning devices are to be stored in crawl space/storage area of the building per Asheville fire safety code.

No charcoal or gas grills permitted on decks. Grills must be at least 10 feet away from 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 guest.

No burning of candles permitted in the building per Asheville Fire Marshall.

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. Water for the garden area can be obtained by using the rain barrel water when available.

No clothes lines are to be installed on the property.

No personal items are to be left in the common areas such as the front porch, back deck, under the decks, or interior stairwell (i.e. bicycles, toys, plants, etc...)

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, etc.)

Window unit air conditioners must be no greater than 5 years old and must be inspected by the landlord prior to installation and after installed to ensure proper drainage.

Landlord has window unit air conditioners available for rent for \$60 per summer. Landlord will install and remove a/c unit.

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.

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

Garden space is available for \$50 per space/per season. Those who participate are responsible for clean up at end of season. Talk to landlord about using this space.

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 tenant loses keys or is locked out please call a locksmith. If landlord is available to unlock door or replace keys there is a \$50 fee.

First rent late payment may be waived by landlord.

All natural gas furnaces must be turned on by December 1st. Space heaters are prohibited when used as the primary heat source.

Storage spaces are available for a monthly fee of \$30 and \$35. Contact landlord for details.

No fireworks on property.

I acknowledge receipt of these policies

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