

37 Courtland Building and Grounds Policies

Parking: All vehicles must be licensed and in drivable condition to be parked in the off street parking area on the side or rear of building. Off street parking for tenants only.

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 (ie clean up dog poop in the yard). No exotic pets permitted (consult landlord if you have any questions)

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 storage areas or patio/lanai area of the building per Asheville fire safety code.

No charcoal or gas grills permitted on patio/lanai. 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 includes patio/lanai. 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.

No clothes lines are to be installed on the property or on patios.

No personal items are to be left in the common areas. Common areas include the front porch, behind building, hallways, interior stairwell or foyer/lobby. Any personal property left in these areas can/will be removed by the landlord or his representative.

Patios/Lanais' Approved items for patio/lanai are as follows: Lawn furniture (ie metal or wicker types, no indoor furniture), well maintained planters/plants not to exceed 20" in diameter and plants not to exceed 6' tall. **Prohibited Items:** Recreational equipment including but not limited to: bikes, ski, toys, etc. Gas or charcoal grills. Any open flame devices such as tiki torches, butane, propane tanks, lanterns, and candles....per Asheville Fire Marshall. Awenings, screens, shades or any similar fixtures that are attached to building structure. No clothes lines. No storage containers such as coolers or water dispensers. No garbage or trash of any sort. No bird feeders, litter boxes, animal crates or pet bedding. No interior household items such as pots or pans, cleaning supplies or brooms/mops or buckets. No storage of paper goods such as books, magazines, newspapers, etc... Please contact landlord if you have any questions about approved patio/lanai items. Please do not leave patio doors open to decrease insects entering the building.

Smoke detectors/Carbon monoxide detectors- Replace batteries as needed. If upon inspection of apartment unit batteries are missing from detectors a \$25 fine will be issued.

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.

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

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.

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

First late fee for past due rent may be waived by landlord.

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.

No fireworks per Asheville Fire Marshall.

I acknowledge receipt of these policies

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TDCB INVESTMENTS LLC