

TENANT RULES AND REGULATIONS
for 22-42 West Center Street, Ephraim, Utah

To ensure a clean and peaceful place for all tenants and their guests to enjoy, all tenants, their families and their guests must obey the following rules and regulations:

1. All personal property must be kept in your unit. Anything left outside the unit may be removed by janitorial or management staff. Bicycles may be chained outside or kept inside your unit.
2. Clean up immediately after using any common area, including the kitchen, bathroom, main room and any shared living spaces.
3. Put all trash in trash cans or in the blue dumpster at the back of the lot. Do not leave trash out anywhere at any time.
4. Do not enter unauthorized areas of the building. Authorized areas include your unit, the 1st floor front common rooms and bathroom, the basement laundry room and bathroom, the stair well, and, if applicable, your assigned toilet and shower rooms, your assigned kitchen, and hallways to access these rooms.
5. Decorations: decorations are allowed only in your private room and on the door to your room. Only small finishing nails may be used on the walls. Any other decorations may be removed by janitorial or management staff.
6. No smoking anywhere inside the building, or within 25 feet of doors outside the building, as mandated by the Utah Indoor Clean Air Act (Utah Code chapter 26-38).
7. No drinking of alcoholic beverages or intoxication (general drunkenness or other intoxication) in common areas in or around the building. This rule is in addition to Utah law regarding intoxication (Utah Code section 76-9-701).
8. Parking locations are located in front of the building and behind the building. Do not block access to the alley between the building and Anderson drug. No unregistered vehicles, trailers or any nonfunctioning vehicle may be parked at the building without written permission from the building manager. Parking is limited to two vehicles per rent paying tenant and all vehicles must be registered to tenant or approved by management.
9. Access to the building is through the doors on the first floor. Fire escapes are for emergency egress only. Any access to the building through the fire escape is grounds for termination of your lease, immediate eviction, and forfeiture of any remaining rent and loss of your security deposit.
10. No overnight guests under the age of 18 years old are permitted without written approval from management. No guest may stay overnight more than two times in any four week period. Any overnight guests over policy will be charge \$10 per night to the person they are visiting. A violation of the overnight policy is grounds for termination of your lease, immediate eviction, and forfeiture of any remaining rent and loss of your security deposit.

11. Quiet hours are 10:00 PM to 8:00 AM. Keep all noise to a quiet conversational level (around 60dB) in your unit and in all common areas. During other hours no loud music or other unnecessary loud noise that might disturb or annoy other tenants is permitted. Music at a reasonable volume is fine, and encouraged. If someone asks you to turn down your music, do so immediately and without complaint.

I have read and understand these rules and agree to abide by them, and will require my guests to abide by them, as a condition of my tenancy:

Signature: _____

Printed Name: _____

Unit Number: _____

Date: _____