

SIGNAL VIEW CONDOMINIUM COMMUNITY POLICIES, RULES, & REGULATIONS

Although some of the following may not apply to unit owner-occupants, all will apply to residents who occupy a leased unit.

1. Pets are not allowed on the property without the prior registrations completed with Management. Pets are not allowed outside their unit except when on a leash accompanied by and under the control of the pet's owner. Unregistered pets will be considered a violation of your lease, and appropriate legal action will be taken by Management. Violation of the Pet Agreement by a registered pet will result in termination of the Pet Agreement; however, this action will not alter your lease agreement. Should an owner-occupant possess an unregistered pet, Management will assess a fine as established by the Condominium Association Board.
2. The sidewalks, steps, entrances, common parking, and drives of the apartment buildings shall not be obstructed or used for any other purpose except for going to and from the units or leased space in the apartment buildings. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, entry passages, stairs, or halls. Plants are encouraged but allowed only in typical plant containers. Patio furniture is allowed so long as, in management's sole opinion, it does not impede pedestrian traffic.
3. Grilling out doors is not permitted except with the use of grills provided in the rear property area. Storage of outdoor-type grills is prohibited anywhere on the property or in your residence.
4. No unit doors are allowed to remain open unless the doorway is equipped with a storm door.
5. No portion of the exterior of any apartment building shall be decorated or furnished by any unit owner or tenant in any manner and nothing shall be projected from any window.
6. Window shades, venetian blinds, drapes and other window treatments visible from the exterior of the unit must be of a design and color in keeping with the decor of the condominium. Anything that affects the property from the common area must have prior approval from the Board of Directors. The Board of Directors or Management shall have the right to require all non-complying window treatments to be replaced by the responsible person. The determination of whether a window treatment is in compliance with this rule shall be made in the sole discretion of the Board of Directors or Management.
7. Each unit shall be kept in a clean and orderly condition. No sweeping or throwing dirt or any other substances from doors or windows is permitted.
8. No awning, radio, or television aerial shall be attached to or hung from the exterior of any apartment building. No sign, notice, advertisement, or illumination shall be inscribed or exposed on any portion of the building or grounds except as approved by the board of Directors or Management in writing.
9. Garbage from the units shall be placed in closed plastic bags and deposited in the location designated by Management. Garbage may not be left outside the unit's door or anywhere other than the designated location. A \$25.00 fine will be imposed for the first violation; a \$50.00 fine will be imposed for the second violation; and a \$100.00 fine will be imposed for the third violation. After three (3) violations, your lease is subject to termination.
10. Toilets, drains, disposals, and other water apparatus in any unit shall not be used for any purposes other than those for which they were designed. No sweepings, rubbish, rags, or other articles shall be put in any plumbing fixture. Occupant shall be liable for any damage caused to the unit, the Common Elements, or other units resulting from violation of this rule. Such liability does not exclude owner of said unit if said unit is leased to a tenant.
11. Agents of the Board of Directors, or the Management and any contractor or workman authorized by the Board of Management, may enter any unit at any reasonable hour of the day for the purpose of (1) inspecting such unit for any health, maintenance, or safety problems, or the presence of any vermin, insects, or other pests; and (2) taking such measures as may be necessary to correct any such problems including the extermination of any vermin, insects, or other pests.
12. Unit occupants shall not cause or permit any unusual or objectionable noise or odors to be produced inside or to emanate from their unit.
13. No vehicle belonging to any occupant or to a member of the family, guest, resident, or employee of a unit-owner shall be parked in such manner as to impede or prevent ready access to any entrance or exit from any building or any other vehicle. No vehicle shall be parked on the grass anywhere, anytime on the property. Motorcycles, motorbikes and mini-bikes are not to be driven within the property, except for travel to and from the apartments. Lessee is required to register all vehicles with the office upon move-in and post Signal View parking sticker on front windshield of vehicle. No mechanical work may be performed on automobiles on the property, except changing a flat tire or booster-starting a vehicle. No vehicles over six wheels will be allowed on the property except for moving trucks. Violation of this policy will result in the fining of the offending party or notification of a breach of their lease. No car washing is permitted on the property, unless one is furnished in the future. Any vehicle untagged, with a thirty day or more expired tag, dumping fuel or oil and/or inoperable will be tagged for 48 hours and then towed away at the owner's expense. Automobiles may be parked in designated parking areas only. Any vehicle, in management's sole discretion, deemed to be an eyesore, or deemed to negatively impact the property's reputation, will be tagged and towed within 48 hours. A unit owner/occupant may appeal this decision to the Board of Directors. Only one vehicle per driving occupant shall be permitted, unless management/Board of Directors has given a special waiver. Resident agrees to abide by parking regulations and to notify and require guest(s) to abide by such parking regulations.

to be driven within the property, except for travel to and from the apartment. No mechanical work may be performed on automobiles on the property, except changing a flat tire or booster-starting a vehicle. No vehicles over six wheels will be allowed on the property except for moving trucks. Violation of this policy will result in the fining of the offending party or notification of a breach of their lease. No car washing is permitted on the property, unless one is furnished in the future. Any vehicle untagged, with a thirty day or more expired tag, dumping fuel or oil and/or inoperable will be tagged for 48 hours and then towed away at the owner's expense. Automobiles may be parked in designated parking areas only. Any vehicle, in management's sole discretion, deemed to be an eyesore, or deemed to negatively impact the property's reputation, will be tagged and towed within 48 hours. A unit owner/occupant may appeal this decision to the Board of Directors. Only one vehicle per driving occupant shall be permitted, unless management/Board of Directors has given a special waiver. Resident agrees to abide by parking regulations and to notify and require guest(s) to abide by such parking regulations.

14. Management shall retain keys to each unit and the owner or occupant shall not alter any lock, change keys, or add locks without the prior approval of Management. They shall also provide management with any new keys should the need arise. If an emergency arises after office hours (lost key or lock out), there will be a \$30.00 fee, cash on the spot with proper identification, before Maintenance can access the unit.
 15. All radios, television sets, stereos, etc. must be turned down to a level of sound so as not to annoy or interfere with other unit occupants. No band instrument shall be played at any time. No music (vocal or instrumental) lessons shall be permitted without the consent of the Management.
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- 16. All Pool regulations must be obeyed. They are:
 - a) No lifeguard is on duty. Swim at your own risk.
 - b) No pets are allowed in or around the pool.
 - c) No toys, bicycles, skateboards, or other such items are allowed in or around the pool.
 - d) Children under the age of 14 must be supervised by an adult at all times.
 - e) No wet swimwear is allowed in the office and/or clubhouse.
 - f) Only proper swimwear is allowed in the pool (swim suits or trunks only).
 - g) No alcoholic beverages or glass containers of any kind are allowed in the pool area
 - h) No diving, running, or horseplay is permitted.
 - i) Trash should be put in the appropriate containers provided.
 - j) Two guests per apartment are allowed at any one time. Guests must be accompanied by the resident. Residents are responsible for their guests.
- 17. Verbal or physical abuse of Management, its employees, and its agents by residents or their guests will not be tolerated and will be considered grounds for a three (3) day eviction notice.
- 18. Loitering and congregating in any common area is strictly prohibited. Children will not be permitted to roam the property in groups and must obey any curfew established by Management.
- 19. All maintenance requests must be reported to the office. Personnel are not allowed to take a maintenance request outside of the office. Requesting maintenance inside your unit automatically authorizes our staff to enter your unit to perform the maintenance requested unless you request an appointment, and we require a three (3) hour span for the appointment.
- 20. Toys, bicycles, and other such items cannot be used in the walkways or breezeways. They must be used only in the designated play areas for children.
- 21. Residents are urged to purchase insurance for their personal property. The Association and Lessor are not responsible for the resident's personal property.
- 22. Outside vendors will be allowed in your unit only if we have your prior written permission. We cannot assume responsibility for the accuracy or completeness of any delivery or installation. We cannot accompany them. Management is not able to accept packages for you delivered by the Post Office, UPS, Federal Express, and other such delivery services.
- 23. All boats, RV's, trailers, etc. must be stored in the designated area. We are not responsible for any damage or theft that may occur. City Fire Codes prohibit the storage of any combustible engine in or about the buildings. These must be parked in the designated areas.
- 24. Children and their guests must be supervised at all times by their parent(s) or guardian(s). They will not be permitted to play in or about the buildings but must play in the designated areas.
- 25. A lease is a lease is a lease! It is the written word. All residents must be under a current lease (excluding owner-occupants) although the initial term may be six or 12 months, renewals can be for a shorter time; however, you must renew for some period of time. When your time comes to leave us at Signal View, your lease will end on the last day of the month. However, even though your lease is up, you are required to give a 60-day written notice of your intent to vacate your apartment.
- 26. The community policies, rules, and regulations shall apply to owners, residents, and their guests.

We need your cooperation in helping us maintain a community of which we can all be extremely proud. The staff is here to serve you. If we can be of any assistance to you, please let us know.

SIGNAL VIEW CONDOMINIUM COMMUNITY

DATE: 6-9-07 RESIDENT: *[Signature]*

DATE: 6/9/07 RESIDENT: *[Signature]*

DATE: _____ RESIDENT: _____

Signal View Apartments

P239

900 Mountain Creek Road • Chattanooga, TN 37405 • (423) 870-1176
 Email: info@signalview.com

Pet Agreement (Owner Resident)

The rental agreement signed between Signal View Management and Dustin and Sarah Downs (Resident) states that the Resident will not keep any pets on the premises. Signal View Management agrees to waive this stipulation provided the Resident agrees to the following:

1. A pet shall mean a dog, cat, bird, or a fish aquarium. No other pets shall be allowed, and only one of the pets will be allowed in any event.

X
N/A

A non-refundable fee of ~~\$300.00 (in addition to the normal security deposit)~~ will be paid before the Resident occupies the apartment or before the pet is moved in (in the case of an existing resident acquiring a pet).

3. It is understood that the resident agrees to comply with all rules and regulations pertaining to pets. These rules consist of the following:
 - a. A current photo (dog or cat only) shall be provided to the Signal View Management for placement in the file.
 - b. Resident will clean up any soil or mess created by the pet immediately. If extreme damage has been done to carpets by pets, Resident will be charged for any replacement of carpets due to odor or damage that cannot be removed by cleaning.
 - c. Resident will not allow the pet to create excessive noise or to annoy other residents.
 - d. Resident will not allow the pet to roam freely and will not leave the pet unattended on a leash in a public area.
4. It is understood that the Resident will keep only one pet described as a no pet at this on the premises and that the pet will not exceed 20 pounds in weight when fully grown. time
5. Resident agrees to hold Signal View Management harmless from all public liability and/or property damage arising either directly or indirectly from the keeping of a pet on the premises.
6. Permission to keep a pet on the premises may be revoked at any time if the Resident fails to comply with the rules and regulations. In this case, Resident agrees to remove the pet within seventy-two (72) hours of receipt of written notice. This notice in no way shall null or void the lease agreement for the apartment.

Agreed to this 9th day of June, 2007.

Signal View Management

Dustin Downs
Resident