



Community Guidelines

Apartment Alterations

Holes should not be drilled in your apartment without our prior written consent, nor should any nails, hooks, or screws be used on any floors, doors, windows, tub, shower, appliances, or fixtures in the apartment.

Nothing should be fastened to the floors, doors, windows, walls, appliances, or fixtures in the apartment, the exterior walls, or porches of the buildings.

Please refrain from hanging signs, advertisements, or notices on the outside or inside of any apartment or building.

Locks on the doors leading to the apartment should not be altered without our consent. We must have a key to every lock at all times, and every lock must be compatible with the master key system for the building.

Balcony/Patio/Terrace

Please do not use the balcony, patio, or terrace of your apartment to store personal property.

Additionally, no towels, rags, rugs, laundry, or other items should be hung from any balcony or terrace, nor should anything be thrown or dropped from the windows, balcony or terrace.

Please refrain from cooking or barbecuing on a porch, patio, or balcony.

Common Areas

Common areas, sidewalks, entrances, lobbies, hallways, elevators, or stairways of the community should not be used for any purpose other than entry and exit. Please do not place or store furniture, equipment, or personal articles in any common areas for any period of time. We may remove any such items at any time, at your expense, including any storage costs.

Equipment Use

All equipment located in your apartment or community should be used in a reasonable and careful manner. Equipment includes such things as toilets, sinks, electrical, plumbing, heating, ventilating, air conditioning, building access system, elevators, appliances, or other facilities. If you or your family, guests, or visitors use any equipment in a manner that causes damage to the equipment, you could be held responsible for the costs of repairing or replacing it.

Facilities

If your community has a pool, you must pay any required fees prior to usage. For your safety, please obey all pool rules and regulations.

Games, sports, and other recreational activities are permitted only in designated areas. All rules and regulations must be obeyed including the days and hours that recreational facilities may be used.

We may at any time discontinue any recreational services or close down facilities either temporarily or permanently.

Heavy Items

Items which weigh more than we determine is reasonable for the floor loading of the apartment are not permitted. You must check with us before bringing heavy items (i.e., waterbeds, safes, etc.) into the apartment.



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Motor Vehicles

Please keep in mind we may remove any vehicle at the owner's expense if it appears abandoned, inoperable, does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.

We apologize, but due to local water restrictions and hazardous substance ordinances, we cannot allow residents or their guests to work on their vehicles in the community parking areas. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed.

Peaceful Enjoyment

All residents, their family, and guests should conduct themselves in a manner that will not disturb their neighbors or community staff. Noise, odors, or any other actions that cause a disturbance are not permitted. Please do not interfere with the rights, comforts, or convenience of other residents or community staff.

Remember you are responsible for the conduct of your family, friends, guests, and anyone you invite into the community.

We will make reasonable efforts to stop neighbors from disturbing your peace, but we cannot be responsible for controlling their actions. If you are seriously disturbed by activities at your neighbor's apartment, please call the police.

Safety

Please do not bring anything into your apartment or the community that increases the risk of fire. Things that could cause an increased risk of fire include flammable oils, fluids, propane, benzene, gasoline, kerosene, or other hazardous materials.

Please refrain from cooking or barbecuing on a porch, patio, balcony, or within 15 feet of any building, except as expressly permitted by your community.

Satellite Dishes

Satellite dishes one meter or less in size are permitted upon your signing a Lease Addendum – Satellite Antenna and Dishes.

Trash

All trash should be placed in plastic bags and disposed of in the appropriate waste containers. Bulk items should never be disposed of outside of waste enclosures or left on community grounds. Please do not place any trash in halls, stairways, balconies, or laundry rooms.

Parking

All vehicles parked in a reserved parking space must have a valid Ridgeview Parking Permit displayed in their rear view mirror. All apartments, regardless of size, will receive two parking permits. No exceptions. Replacement permits will be available at a cost of \$75.00 per permit.

All permits are logged and tracked by the Leasing Center at all times. Selling or trading of permits is prohibited and may result in the termination of your Lease Agreement.

Anyone parked in one of the reserved spaces without a tag will be towed at the owner's expense to:

Greens Garage
1628 Fairmount Road
Hampstead, MD 21074
(410) 374-9110

All oversized vehicles, work trucks/vans, and trailers must be parked in the overflow areas. All trailers and/or campers are subject to



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management's approval and must be registered with the Leasing Center prior to being parked within the community. Trailer/camper parking, once approved by management, will be allowed at a monthly cost of \$50.00 per vehicle. Only four spaces at any given time will be allocated for trailer/camper parking.

Please obey all parking and traffic regulations posted on any private streets, roads, or drives.

Parking areas are to be used only to park, load, and unload motor vehicles.

Please note that there are handicapped parking spaces that have been designated by the community. Please do not park in these spaces without a handicapped permit or your vehicle will be towed.

Your vehicle may be towed without notice at your expense if you:

- Park in a fire lane
- Park in a no parking area
- Block a fire hydrant, refuse container, another vehicle, sidewalk, or lawn

Pets

All pets must be pre-approved by Management. A statement from your veterinarian must accompany each request for a pet. This statement must include the breed, age, and weight at full maturity along with the rabies shot record. Upon receipt and approval, this statement will be attached to your lease agreement. You must also provide management with a photo of your pet to be kept in your file. All pet owners must agree to the following:

Pet Fees:

- One time refundable pet security deposit of \$250.
- Monthly pet rent of \$25.

Pet Restrictions:

- Currently there are no weight restrictions, however, dogs exceeding 50 lbs. will be restricted to ground floor apartments.
- The following breeds of dogs are not permitted to live in this community:
 - Doberman
 - Rottweiler
 - German Sheppard
 - Chow
 - Pit Bull
 - Staffordshire Terrier
 - Setters
 - Huskies

...And any other breeds that: (a) is known to have vicious characteristics or (b) is mixed with any of the above.

Pet Rules and Regulations:

- Only two animals will be allowed in any one apartment.
- Pets must be licensed in accordance with applicable city/county/state regulations.
- Pets must be kept on a leash at all times when outside the apartment.
- Pets are not to be permitted on balconies/patios unattended.
- Pet waste is to be disposed of properly in a plastic bag and placed in the dumpster or the pet stations.
- Pet owners are liable for the cost of any pet damage to the apartment and/or the community.



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- Pet owners are to immediately inform management of any change in pet information.
- Pets found to be loose and unattended on the premises will be confined and removed by local authorities to the nearest animal shelter.

Lock-outs

In the event of a lock-out after hours, please call (410) 857-9500. There will be a \$35.00 fee for lock-outs after hours.