

Community Policies

Rules and Regulations

We are pleased that you have chosen to make your home with us and we know that you will find Stonebridge Condominiums a pleasant place to live. For the comfort, convenience and benefit of all Tenants and to insure proper use and care of the premises, the following rules and regulations have been established:

1. **OFFICE HOURS:** Hours of office operation are posted at the rental office and are subject to change without notice. These hours are established to provide service coverage during normal work periods. Emergency numbers are provided to cover after hour emergencies. An emergency is a situation, which could result in personal injury or property damage if not handled promptly. **For after hour emergencies call (608)273-9576.** During business hours, you may receive assistance from the office staff.
2. **RENT PAYMENTS:** All rent is due on the first of each month. Payments are to be delivered to the on-site rental office in the form of a personal check, cashier's check or money order. Checks should be made payable to Stonebridge. All rent payments shall be applied first to any outstanding balances such as unpaid rent from a past month, late fees, damage charges, etc., and then to the current month's rent. If any personal check is returned N.S.F., Tenant shall pay only by money order or cashier's check thereafter. **If rent is received after the fifth of the month, a \$25.00 late fee will be applied to your account.**
3. **UTILITIES:** Management will assist with putting the electricity service into your name upon move-in with MG&E. It is your responsibility to take your name out of service upon termination of your lease.
4. **COURTESY:** You may not cause or allow any improper or loud noises, disturbances, or odors in the building at any time, nor may you play stereos, radios, musical instruments, or televisions sing or carry on in any manner or at times that might be objectionable to other Tenants. Tenants and guests are not permitted to loiter or play in hallways, lobby, parking lots, or play on the grounds among the flowers, shrubbery or in the trees. Doors leading from the apartments to the halls should be kept closed. Tenants shall be liable to Landlord for any damage or loss caused by Tenant, their guests or persons under their supervision to the common areas of the premises, including but not limited to broken tree branches, uprooted flowers, damaged shrubs, etc.
5. **COMMUNITY APPEARANCE:**
 - Window coverings should be attractive in the surroundings. Sheets, blankets, aluminum foil, plastic covering and other such items are not acceptable window coverings.
 - Tenant shall replace all electric bulbs and fixtures with the same quality and design.
 - Patios and balconies must be kept neat and clean and in a condition, that does not present a fire hazard. Grills are not allowed on balconies and all grills must be 10ft. away from the building when in use. Bicycles should be stored in your storage locker or bike room in your building if available.
 - No radio, television wires or satellite dish shall be installed, placed or attached to the premises without prior written consent of the Landlord. The Landlord is authorized to remove, at the expense of the Tenant, any such apparatus erected without written consent.
 - Tenant shall not paint upon, attach, exhibit or display in or about said premises any signs or placards, without written consent of the Landlord.
 - Smoking is not allowed in the common interior areas of the premises.
6. **PERSONAL PROPERTY:** Each Tenant is responsible for the safety of their possessions from all hazards including fire, theft and water damage. Purchase of Renters Insurance is advised. Any

POOL RULES AND REGULATIONS

1. Swimming is done at the resident's own risk. There is no lifeguard on duty.
2. Any guests of the registered resident are the responsibility of the undersigned party.
3. Proper swim attire is to be worn at all times. No jeans, tee shirts or cut off shorts are allowed.
4. No running, rough or boisterous play is allowed at any time in the pool area.
5. No rafts or large pool toys allowed in the pool area.
6. No small objects such as coins, sticks or rocks are allowed in the pool area at any time.
7. No diving permitted at any time.
8. No alcohol, food or glass bottles allowed in the pool area.
9. Glass and shatterable items are prohibited in the pool area.
10. No radios or CD players with speakers are allowed.
11. Upon entering the pool, everyone must shower.
12. Patio furniture that is property of Stonebridge Equities may not leave the pool area at any time.
13. An adult must accompany all children under 16 years of age at all times.
14. No children under 3 years of age may be in the pool.
15. Diaper changing on the pool deck is prohibited.
16. Non-toilet trained children are required to wear swim diapers.
17. Failure to observe posted regulations and schedules may result in suspension or termination of Swimming Pool privileges at the discretion of management.
18. Any person found using the facilities after hours will lose all privileges and will be prosecuted for trespassing.
19. Resident agrees to inform management of a lost access card immediately.
20. Resident agrees to pay a \$25.00 replacement fee for any lost access card.
21. Resident agrees that \$50.00 will be deducted from the security deposit if their access card is not returned upon move-out from the property.

Resident _____ Date _____ Resident _____ Date _____
Resident _____ Date _____ Resident _____ Date _____
Agent _____ Date _____
Agent for Stonebridge Equities, LLC

