Avoid Common Area Problems with House Rules

These rules ban residents from leaving garbage, refuse, or personal property in common areas. They give you the right to remove anything that residents leave in common areas. Finally, they say that residents may not create a nuisance in common areas. Talk to your attorney about adopting these rules for your own use. And remember to give residents 30 days' advance notice before putting these rules into effect.

MODEL HOUSE RULES

COMMON AREAS

Common areas are for the use and enjoyment of all residents at the site. You must comply with the following common area rules:

Definition. Common areas include all site property not contained within individual units. These areas include hallways, stairwells, lobbies, laundry rooms, basement areas, roof areas, courtyards, lawns, pathways, and any amenity areas such as pools or playgrounds.

Laundry, trash, refuse. Residents may not leave laundry, trash, or refuse of any kind in common areas. Please keep these items inside your unit or dispose of them properly in designated areas.

Unattended personal property. Residents may not leave personal property unattended in common areas. Personal property left unattended in common areas may be removed by site staff. If personal property is chained or secured in common areas, the staff may cut the chain or lock to remove the item. The site will store the property that is removed.

Nuisances. Residents may not create, or allow their family members, guests, or invitees to create, a nuisance in common areas. Nuisances may include, but are not limited to, loud noises, offensive or harassing conduct, fighting, running, skating, riding skate-boards or bicycles, and playing music without headphones.

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