

MODEL RULES

Avoid Common Area Problems with Site Rules

The rules bar residents from leaving garbage, refuse, or personal property in common areas. They give you the right to remove anything that members leave in common areas. They say also that members may not create a nuisance in common areas. Talk to your attorney about adapting these rules for your own use.

COMMON AREA RULES

Common areas are for the use and enjoyment of everyone in our site. All residents, invitees, and guests (collectively, "You" and "Your") must comply with the following common area rules:

- 1. Definition.** Common areas include all site property not contained within individual units. These areas include hallways, stairwells, lobbies, laundry rooms, basement areas, courtyards, lawns, pathways, and any amenity areas such as playgrounds or sport courts.
- 2. Laundry, Trash, Refuse.** Please dispose of laundry, trash, or refuse of any kind properly so that it does not obstruct any common area or create a hazard or a nuisance. Prior to disposal, please keep these items inside your unit.
- 3. Unattended Personal Property.** You 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 in order to remove the item. The site will store property that is removed at Your expense.
- 4. Nuisances.** You may not create a nuisance in common areas. Nuisances may include, but are not limited to, loud noises, running, skating, riding skateboards or bicycles in the pathways and hallways, and playing music without headphones.
- 5. Joint Liability.** Residents are jointly and severally liable for all violations of the rules. This is true whether the residents committed the violation or whether it was committed by guests or invitees.