



1824 Esplanade • Chico, CA 95926
(530) 899-1602

RESIDENT RULES

Welcome!

In order to assure that your home is enjoyable for all residents, the following information sheet and house rules have been adopted for all residents. If your property does **not** have a resident manager, you should call the main office at 899-1602 for assistance.

EMERGENCIES: Dial **911** and then contact the property/resident manager. If you cannot reach the resident manager, call **899-1602**.

PERSONAL CONDUCT: It is your responsibility to control your conduct and that of your guests and visitors. To ensure that your neighbors' rights, comfort and convenience are not compromised, **NO PARTIES ARE PERMITTED.** Ten or more people, guests or visitors constitute a party. Loud activity is prohibited at all times, and a minimum of noise will be tolerated after 9:00 p.m. Stereos, televisions and musical instruments are to be used no louder than is necessary for them to be heard in your unit. **Alcohol will not be tolerated outside the unit.**

PARTIES: As of September 1st, 2005, the City of Chico will begin enforcing the "Second Response Ordinance" (see [Chico Municipal Code 9.70.010](#) – enacted 1995). ***This ordinance will affect those citizens who receive a written warning from the police that a citizen has complained about their loud and/or unruly party.*** The ordinance will make them financially responsible for the costs incurred by the Police and/or Fire Departments if there is a second complaint made by a citizen and the police have to respond back to the location a second time and close the party. The cost recovery fees will include the standard rate expenses for officer/firefighter salaries for the actual time spent responding to the call. Any further response costs within the next 12 hours* will be billed under this ordinance.

You should also know that the person responsible for hosting the party will initially be billed for the second response cost recovery fees. In situations where there are repeat calls at the same location, the ordinance allows property owners to be billed for the cost recovery fees in addition to the renters. This step will only occur when it can be demonstrated that the renters at that location are refusing to stop a chronic problem. In order to help property owners/managers keep track of the police activities at their property, the Police Department will make a good faith effort to notify property owners, by telephone, each time a written warning is issued at their property. In this way property owners should be able to intervene prior to a second response from the Police Department. This issue is continuing to be discussed between the Police Depart, Chico City Council

and the Public. New Ordinances may be voted in at any time. It is important that you stay current with Chico's laws about noise and partying.

GUESTS: If you are planning to have any guest or visitors extending beyond two nights, authorization must be obtained from your property manager. Please instruct your guest to park in the designated areas. It is considered subletting if any one guest stays beyond 5-days.

PETS: No pets will be allowed, unless it was specified and a pet agreement was signed on your Lease Agreement and a pet deposit was collected. You may have a caged bird and possibly fish but you must obtain this authorization with the property manager first. Any fleas found within your unit during your residency or after a documented move-out you will be billed for full carpet and unit treatment.

MAINTENANCE: Should you notice a problem, or have a request for maintenance, please contact the Alliance Real Estate Office at (530) 899-1602 (e.g. the disposal won't turn, the bathroom faucet is leaking etc). Please make sure when calling in you leave a return phone number and specify if Alliance has permission to enter your unit. If you neglect to inform the property manager of maintenance needs that cause damage you could be held responsible for the cost of repairs.

PATIO AND DOORWAY AREAS: Doorways and patios are to be kept in a neat and clean condition and are not to be used for storage of any kind. Clothing, towels, boxes, appliances and tools or similar items are not permitted. Please remove and/or replant all dead flowers and plants on the patio.

COMMON/RECREATIONAL AREAS: All alcohol containers are forbidden in and around all outside areas. Please keep all areas clean and free of litter. Excessive trash, cigarette butts etc. found around your unit, underneath balconies or stairwells will be charged \$50.00 per hour for clean up. No bikes or scooters are permitted on any lawn areas.

POOL: Pool regulations are posted at the pool area and included in your Lease Agreement. Please close the gate when entering and leaving the pool area. Management, owners and their representatives are not responsible for accidents or injuries incurred during use of any of the facilities by any residents or guest. Swim at your own risk.

NO ALCOHOL IN THE POOL AREA.

NO GLASS OF ANY KIND IS ALLOWED IN THE POOL AREA.

PARKING: Cars may park in assigned parking places only, if the property assigns such spaces. R.V., trailer, boats, etc. may not be parked unless approved by management in advance. All parked vehicles must be in running condition with no broken windows, flat tires or severe body damage, etc. Vehicles not in running condition will be subjected to towing at the vehicle owners expense. **Parking rules will be strictly enforced.**

AUTOMOBILE REPAIRS: Unless you have written permission from management; NO automobile repairs on the premises. NO changing oil. NO bodywork. NO painting. Only minor adjustments are allowed. If you are found with a vehicle that leaks oil you will be instructed to park it on the street or off the premises completely until you get it repaired. You will be required to clean up the oil. (you may use kitty litter to soak it up, then sweep it off) The purpose is that oil and/or coolant eats away

(like acid) at the asphalt and causes pot holes which ends up causing more wear and tear on your vehicles.

BICYCLES: Bicycles can be kept on the back patio or in bike racks only. No bikes are to be locked against the stairwells. No bicycles in the unit, no hooks in the ceiling or walls for the purpose of hanging the bicycles. Bicycles are not allowed in the common areas. You will assume all liability if bicycles are stolen.

WINDOWS: To keep consistency in the standard of the complex please do not place bottles, stickers, decals, window foil covers etc. in the windows. You are responsible for any broken windows or damaged or lost screens, or damage done by the wind or rain due to failure to close any windows or doors. Blinds are also your responsibility, any slats that get broken or any other type of damage you will be held responsible for the repairs and/or cleaning of all mini blinds.

LOCK OUT SERVICE: Management reserves the right to refuse to unlock your residence. Residents are subject to a \$50.00 fee if the need arises for the property manager to unlock your residence or make additional copies of your keys.

LATE CHARGES: A late charge of \$50.00 will result for rent received later than the 5th of the month. (rent is due on the 1st of each month).

RETURNED CHECKS: A fee of \$35.00 is charged for all returned checks. If you have a second check returned, you will be required to pay with a cashiers check or money order during the remainder of your tenancy. (No cash is accepted at any time) No credit cards are accepted, as we are not set-up to accept credit cards.

MOVE-IN AND MOVE-OUT: All tenants must make an appointment for move-in and move-out and should be present for both. If you will not be present then please let the Property Manager know in advance. If Alliance goes to your unit to perform your documented move-out and you still have items in the unit, the property manager will reschedule the move-out appointment and you will be charged as per your Lease Agreement the hold over charge per each day that you delayed your documented move-out inspection.

SOLICITING: Soliciting is at the discretion of the resident.

UTILITIES: Call Pacific Gas & Electric at (1-800-743-5000) at least 2 weeks prior to move-in, to transfer the utilities in your name. If appropriate, call California Water at (530) 895-8486 to schedule an appointment to have water turned on in your name. Once the move-in has been documented and signed by the resident the utilities will be automatically scheduled to be shut off within 24-hours.

KEYS: All keys must be returned when you vacate or you will be charged for changing the locks. Management must install any additional security device(s) (i.e. dead bolts, peepholes). This will ensure uniformity and proper installation. Only the cost of the labor for installation will be billed to you.

GROUNDS-LAWN AND SHRUB AREA: Please notify the manager if you see a sprinkler head off or if a sprinkler needs adjustment. Please keep lawn and shrub areas free of litter and debris. NO

PARKING WILL BE ALLOWED ON THE LAWN AREA. If children or guests damage any lawn, fence, trees, shrubs or sprinkler system the resident and/or legal guardian will be billed for the repairs.

WATERBEDS: You are responsible for any damage caused by your waterbed. We strongly encourage renter's insurance be obtained.

SHOWERS: Avoid letting water accumulate on the bathroom floors after showering. Mop up any excess standing water. Make sure to always use the fan and/or open the window to allow proper ventilation to prevent mold from accumulating.

SMOKE DETECTORS: Check your smoke detector once a month by pushing the tester button. All battery operated Smoke Detectors are the responsibility of the resident (s) to check and replace the 9 volt batteries and/or notify Management if not working properly.

WASHERS/DRYERS: Do not overload the machines. Contact the property manager immediately with any problems. If negligence or abuse has occurred, you will be charged for the repairs.

ELECTRICAL: Do not place electrical cord under any carpeting, or use extension cords for any length of time. Light bulbs will be provided when you move in, but it is your responsibility to replace them while you live here and to leave working bulbs when you move out. ***No additional cable, DSL, Satellite Dish or phone jack installation is allowed without prior written approval from Management.*** You will be charged for the repair to re-install it back to its original state. No satellite dishes are allowed.

PLUMBING: Paper towels, sanitary napkins, tampon-type products, facial tissue, disposable diapers, and plastic items are not to be flushed down the toilets as they may cause stoppage of the sewer lines. Do not use any drop in tablets inside your toilet tank as they clog the jets and cause loss of water flow. You may use liquid products only. Do not pour grease down the kitchen sinks. If it becomes necessary to request the services of a plumber, you may be responsible for the charges incurred.

A/C FILTERS: You are responsible for changing out your air conditioning filters twice per year. A clean filter provides lasting results for your air conditioning unit during the hot summers and prevents the main motor from breaking down. If you have a unit that is difficult to change out you may contact Alliance to make arrangement for our maintenance staff to assist you with changing out the filter.

CARPETS: If you soil or stain the carpet, you can remove the marks best by cleaning them immediately. For coffee, teas, soft drinks, etc., the best method is to flood the soiled area immediately with clear water (in the case of grease, use a dishwashing soap solution). Using bath towels, blot the area by laying the towel over the area and stepping on it until it absorbs all the moisture it will hold. Repeat until as much moisture is extracted as possible. *(to insure correct stain removals, it is recommended to have carpets cleaned by a licensed professional and keep the receipt to give to the Manager for your file)* **You may be responsible for the cost of carpet replacement if the carpets are excessively stained and those stains cannot be removed)**

WALLS: Absolutely no painting is allowed in the unit. If you have done your own painting or patching of walls, you will be charged to restore the walls to their original condition. If you have areas that need painting contact the resident manager. You may only use small picture-hanging nails for hooks to hang pictures. Do not use stick-on hooks, as it is impossible to remove them without scarring the wall.

CANDLE WAX: Candles are a fire hazard and extreme caution and care must be taken when using candles. Any damage to carpets/floors, windowsills, smoke damage etc. is the responsibility of the resident (s). All costs to repair such damage will be charged to the resident(s).

GARBAGE: Containers have been provided for refuse and garbage. Trash is to be well wrapped, preferably in securely tied plastic bags, and placed in the dumpsters. Cartons must be crushed and/or cut up and put inside the dumpsters. It is not acceptable to put trash outside the dumpsters at any time. Management is not responsible for hauling away non-trash items such as tires, furniture, etc.

GARBAGE DISPOSAL: Notify the property manager after hitting the re-set button if the disposal is still having problems. You will be charged for the repair if foreign objects are found lodged in the disposal. Do NOT over stuff disposal with excessive carrot peelings or potato peelings as it will clog the pipes and cause the disposal to leak underneath. If maintenance has set an appointment with you for any repairs and you neglect to be present Alliance will charge the call-out charge to your account. ***(Please make sure when setting an appointment for maintenance that you will be present at the time specified or call 24 hours in advance for canceling or re-scheduling your appointment.)***

ALTERATIONS: Wallpapering, painting, or structural changes are not allowed without management approval. Please check with your manager before marring the wall or cabinets with hooks, nails, etc. Contact paper or lining material that contains a self-adhesive backing will not be permitted on shelves or in drawers. Ceiling fans may be allowed with prior written approval from Management and you will be charged the labor cost to have it professionally installed. No self-install of ceiling fans are allowed.

STORAGE: Absolutely no storage of washer and dryers within a unit or outside the unit is allowed if that unit does not provide hook ups. Any damage to floors due to storage of such items will be charged to the resident (s).

PROPERTY DAMAGE: Any damage to the property caused by guests or children will be the responsibility of the resident (s) and/or Legal Guardians. All costs to repair any such damage will be charged to the resident (s).

MOLD: Mildew is almost always the fault of an occupant who does not properly ventilate his unit. The moisture, which allows mildew to settle in, most often precipitates where cold air meets warm. This usually occurs at exterior walls, or in bathrooms after showers. Cold air cannot hold as much moisture as warm air can hold. For this reason, as humid warm air cools off, the moisture in it precipitates out on to walls, windows, shower tile, and so on. This is why, on a cold day, you can fog a window by breathing on it. The moisture in your breath precipitates out on to the window when your breath cools. Proper ventilation will prevent such precipitation and dry up such precipitation as

occurs. Moving air will absorb more moisture than dead air. From this point, mildew control is a Resident responsibility. In addition, mildew can be cleaned up using a simple mixture of cleaning products: 1/2 cup non-phosphate detergent, 1 pint 5% sodium hypo chlorite (laundry bleach, like Clorox) 3 pints warm water.

This is a highly effective mildew cleaner and killer, although a heavy infestation may require more than one application. Do not try to soup it up by adding other things, particularly products containing ammonia, which, when it reacts with the chlorine will give off a deadly gas. Once the cleanup is accomplished, the surface should be thoroughly rinsed. Ready-made products are available in the cleaning products section of supermarkets, for the Resident who does not wish to trouble to make his own mixture. Damage to the unit and all costs to repair such damage caused by a resident (s) who failed at preventing such conditions will be charged.

ROOMATES: If you are having problems with your roommates in regards to the rent or any other issues, Alliance Real Estate Management will not be held responsible or liable in any way. Our Leases are joint and several liability leases. This means all of you are equally responsible to abide by all House Rules and paying the rent in full each month. If it is necessary to issue a 3-Day to Comply Notice or a 3-Day Pay or Quit Notice due to a violation of your Lease Agreement, a copy will be mailed to any and all co-signors. If you have a roommate who wishes to find a replacement the cost is \$100.00 for the administrative fee and your account must be at a zero balance prior to management approving the Release of any Co-Resident. If a roommate simply moves out, that does not release him/her of his/her responsibility to the Lease Agreement. (Choose your roommates carefully and thoroughly read your Lease Agreement).

SECURITY POLICY: Residents and Occupants acknowledge that neither Owner nor Management has made any representations, written or oral, concerning the safety of the community or the effectiveness or operability of any security devices or security measures. Residents and Occupants acknowledge that neither Owner nor Management warrants or guarantees the safety or security of Residents, Occupants, or their guests or invitees against criminal wrongful acts of third parties. Each Resident, Occupant, guest, and invitee is responsible for protecting his or her own person and property. Residents and Occupants acknowledge that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Residents and Occupants, acknowledge that they should not rely on such devices or measure and should protect themselves and their property as if these devices or measures did not exist.

OWNER, MANAGEMENT, AND THEIR REPRESENTATIVES RESERVE THE RIGHT TO PERIODICALLY EXAMINE PREMISES TO ENSURE THAT RESIDENTS ARE IN COMPLIANCE WITH FIRE AND HEALTH AND SAFETY STANDARDS.