

Section 1 – Overall Apartment Bldg

GENERAL

1. This agreement is an addendum and part of the rental agreement between Meridian of Denton (Meridian) and Tenant.
2. New rules and regulations or amendments to these rules may be adopted by Meridian upon thirty (30) days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenant rights. They will not be unequally enforced. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.
3. When the Tenant has a new phone number and/or email, they must communicate this information to Meridian.
4. We are a small apartment community with on-site property management. We aim to have a quite and respectful community atmosphere for our residents. Due to the new construction and high-level finishes in each apartment, a routine monthly walk-through of every unit will be conducted to make sure units are maintained properly by residents. We will give residents notice 3 business days in advance.

NOISE AND CONDUCT

1. Tenants shall not make or allow any disturbing noises in the unit by Tenant, family or guests, nor do, nor permit anything by such persons which will interfere with the rights, comforts or conveniences of other tenants.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume that will not disturb other persons.
3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenant or guests outside of the unit on the common grounds and parking areas must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting, or loud talking that may be annoying or disturbing to other Tenants will be allowed in the common hallway areas at any time.

CLEANLINESS AND TRASH

1. The unit must be kept clean, sanitary and free from objectionable odors.
2. Tenant shall assist management in keeping the outside common areas clean.

3. No littering of papers, cigarette butts or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers on a frequent basis.
6. Furniture must be kept inside the unit. All personal belongings must be kept inside the unit. Any items outside the unit (unless approved in writing) are subject to removal by Meridian. Tenant may be charged for the cost of removal.
7. Articles are not to be left in the hallways or other common areas.
8. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window ledge or balcony.

SAFETY

1. No smoking is allowed inside units or in shared areas of property.
2. All doors must be locked during the absence of Tenant.
3. All appliances, except refrigerators, must be turned off before leaving the unit.
4. When leaving for more than ten (10) days, Tenant shall notify management how long Tenant will be away.
5. If someone is to enter Tenant's unit during Tenant's absence, Tenant shall give Meridian permission beforehand to let any person in the unit and / or provide the name of person or company entering.
6. The use or storage of gasoline, cleaning solvent or other combustibles in the unit is prohibited.
7. The use of outside grills or barbeques is prohibited unless consent is obtained from Meridian.
8. No personal belongings including but not limited to bicycles, play equipment or other items may be placed in the halls, stairways, about the building, or the roof top terrace.
9. Bicycles must be stored in unit or designated bike storage area. Meridian is not responsible for any damages or loss of bicycles that may occur in the designated bike storage area or any other area of the building or property.
9. Children on the premises must be supervised by a responsible adult at all times.
10. Candles must be attended to if lit. Residents are fully responsible of any damages that may occur due to use of candles.

11. Large furniture and/or recreation equipment may be restricted due to noise and load bearing weight limits. Examples of recreation furniture and large furniture items that **are not permitted** inside any apartment, private patio, rooftop terrace or community spaces include, but are not limited to the following: pool tables, ping pong tables, arcade machines, exercise machines, inflatable swimming pools, waterbeds and aquariums.

MAINTENANCE, REPAIRS AND ALTERATIONS

1. If the unit is supplied with a smoke detection devise(s) upon occupancy, it shall be the responsibility of Tenant to regularly test the detector(s) to ensure that the device(s) is in operable condition. Tenant will inform management immediately, in writing, of any defect, malfunction or failure of such smoke detector(s). Tenant is responsible to replace smoke detector batteries, if any, as needed unless otherwise prohibited by law.

2. Tenant shall advise Meridian, in writing, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency or for normal problems within business hours. Repair requests should be made as soon as the defect is noted.

3. Service requests should not be made to maintenance people or other such personnel.

4. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Tenant’s negligence or improper usage are the responsibility of Tenant. Payment for corrective action must be paid by Tenant on demand. **Please do not attempt to move the clothes dryer. This will cause serious damage due to the non-flexible wall connection.**

5. No alterations or improvements shall be made by Tenant without the consent of management. Any article attached to the woodwork, walls, floors or ceilings shall be the sole responsibility of Tenant. Tenant shall be liable for any repairs necessary during or after residency to restore premises to the original condition. Glue or tape shall not be used to affix pictures or decorations. **A separate signed agreement between Meridian and resident will be required for any installation of any audio/visual equipment including, but not limited to, wall mounted monitors/television, projectors and speakers.**

The undersigned Tenant(s) acknowledge(s) having read the understood the foregoing, and receipt of a duplicate original.

Tenant _____
Print Name Signature Unit Date

Tenant _____
Print Name Signature Unit Date

Property _____

Management Print Name

Signature

Unit

Date

Section 2: Roof Top Terrace and Private Patio

GENERAL

1. This agreement is an addendum and part of the rental agreement between Meridian.
2. New rules and regulations or amendments to these rules may be adopted by Meridian upon giving thirty (30) days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenant rights. They will not be unequally enforced. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.
3. Only current residents of Locust St. Terrace, resident guests, and Meridian management are allowed on the terrace.
4. **The Roof Top Terrace closes at 10pm Sunday through Thursday and 12midnight Friday and Saturday.**
5. Private Patios (201, 205, and 301) are available for tenant use without time restrictions. However, tenants of the private patio units must be considerate of other residents at all times.
6. No smoking on the Roof Top Terrace or Private Patios is allowed at any time.
7. Residents that wish to hold a gathering on the Roof Top Terrace with more than 4 guests must obtain written approval from Meridian. Approval is at the discretion of property owner and must be submitted 5 business days prior to the requested day.

NOISE AND CONDUCT

1. Tenants shall not make or allow any disturbing noises on the Roof Top Terrace by Tenant, family or guests, nor do, nor permit anything by such persons, which will interfere with the rights, comforts or conveniences of other persons.
2. **Personal belongings, such as bicycles, furniture, grills, and/or plants cannot be kept on the Roof Top Terrace at any time.**
3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenant or guests, outside of the unit on the Roof Top Terrace or common hallways must be reasonable at all times and not annoy or disturb other persons. Meridian has the right to restrict activities due to improper use of terrace.

4. No activity that may be disturbing to other Tenants will be allowed on the terrace or private patios at any time.

TRASH

1. Tenants must dispose of all trash at time of use. No trash receptacles will be kept on the terrace, nor should any be kept on private patios.

SAFETY

1. Residents should not sit, lean or stand on the edge walls of the Roof Top Terrace.

2. Objects cannot be thrown or hung from the terrace edge walls or building edge.

3. Grills cannot be kept on the Roof Top Terrace.

4. There is no smoking allowed on the Roof Top Terrace or private patios.

5. Large furniture and/or recreation equipment may be restricted due to noise and load bearing weight limits. Examples of recreation furniture and large furniture items that **are not permitted** inside any apartment, private patio, rooftop terrace or community spaces include, but are not limited to the following: pool tables, ping pong tables, arcade machines, exercise machines, inflatable swimming pools, waterbeds and aquariums.

MAINTENANCE

1. Residents should not move, water, or disrupt any plant life or stationary objects that are furnished on the Roof Top Terrace. Meridian will maintain plant life and stationary objects (planter boxes, railings, furniture). Residents should inform Meridian of any damages or maintenance concerns found on the Roof Top Terrace.

2. Residents with private patios must keep patio maintained and free of trash and debris.

The undersigned Tenant(s) acknowledge(s) having read the understood the foregoing, and receipt of a duplicate original.

Tenant _____
Print Name Signature Unit Date

Tenant _____
Print Name Signature Unit Date

Property _____
Management Print Name Signature Unit Date