

Hudgins Properties Rules and Regulations

1. Tenant is prohibited from adding, changing or in any way altering locks installed on the doors of the premises without prior written permission of the Landlord.
2. All motor vehicles should be parked in designated area. Vehicles are not to be driven in yard. All motor vehicles must have current registration and license plate. Non-operational vehicles are not allowed on property.
3. Tenant and occupants shall not shower in a shower that does not have a fully operational shower curtain or shower enclosure.
4. Space Heaters are not allowed
5. Tenant shall comply with all county rules and guidelines regarding recreational vehicles.
6. Tenant is prohibited from improving, altering, painting, or modifying the Property or Premises during the term of this agreement without prior written consent of the Landlord. Any improvements, alterations or modifications approved by Landlord shall be deemed to be for the sole benefit of Tenant and Tenant waives all rights to recover the cost or value of improvement.
7. No window treatments currently existing on any window shall be removed or replaced by tenant without the prior written consent of Landlord. No sheets, blankets, towels, flags, cardboard, or newspaper should be used as a window treatment.
8. Tenant shall keep all faucets dripping and running and cabinets open when the temperature drops below 32 degrees Fahrenheit. Tenant shall also cover all outside water spigots and disconnect garden hoses.
9. No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rod brackets may be placed on walls.
10. Tenant and guests of tenant shall not engage in behavior in the premises or on the property, including but not limited to yelling, screaming, playing loud music, etc., that could disturb neighbors or other tenants.
11. Your property is equipped with a Septic Tank. Tenants agrees not to pour grease, place food scraps or coffee grounds down the kitchen drain, or any other drain located within the home. Tenant also agrees not to flush down the toilet any cigarette butts, sanitary napkins, paper towels, condoms, diapers, anything plastic, or non-biodegradable, and to use Septic Safe toilet paper.
12. Tenant agrees to dispose of garbage and other debris on a weekly basis.
13. Tenant agrees not to store, park, or work on any commercial or personal vehicles.
14. A non-refundable pet fee of \$300 is charged per household. No more than two pets are allowed per home. Farm animals are prohibited.
15. Tenant is responsible for changing the Air Conditioning filters every 45 days in the summer months and every 60 days in the winter months.

I, (Tenant Name) have read and received a copy of the rules and regulations.

Date _____

Tenant Signature