



UVALDE FLATS COMMUNITY POLICIES

1. The purpose of this document is to outline basic Resident conduct at Uvalde Flats. The Texas Apartment Association (TAA) Lease outlines additional details on Community Conduct.
2. Television sets, stereos, radios, etc. are to be played at a volume which will not disturb others and that cannot be heard from outside your apartment home and/or patios. Please respect your neighbors and keep the noise level down between the hours of 10pm-8am. If management is called out to your apartment home, you will be subject to a \$25 disturbance fee. Please note when on your patio, sounds can echo and can be heard by surrounding homes. Pool and Gym area hours are 10am-10pm, entering the pool and gym after hours will result in a fine of \$25 dollars payable to the management office within 48 hours.
3. Entrances (including unit entrances), hallways, walkways, parking, lawns, and other public areas must be kept clear. No personal belongings may be placed in these areas. Gasoline, cleaning solvent and other combustibles cannot be stored on the property at any time. Loitering, standing, or smoking in the breezeways or stairwells will not be allowed at any time. Any type of indoor furniture is not allowed outside in front of your unit or on your patio (if applicable).
4. All window/Door coverings and curtains must be on the inside of the blinds. No foil, cardboard, or any other material not designated as window/door treatments may be placed on the windows/doors. Only the white blinds should be visible from the outside. If the white blinds provided by Uvalde Flats Apartments becomes damaged, you are responsible for replacement.
5. The complex prohibits the use or storage of any charcoal or gas grills, hibachi or smoker on patios, balconies, or inside apartment homes. **SMOKING ANYWHERE INSIDE BUILDINGS AND OR COMMON AREAS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED.** Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited. If you are cited for violating this code or failing to comply, you will be subject to a fine by Management and/or City Fire Department. Electric grills are allowed at any time.
6. Residents understand the community grounds are not monitored and Owner is not responsible for any lost, stolen, or vandalized property including but not limited to vehicles, motorcycles, and personal belongings. Residents are asked to be respectful of their neighbors when selecting parking for a second vehicle, especially those that are not driven on a regular basis. Inoperable/abandoned vehicles are not permitted anywhere on the property. Vehicles must always display a current inspection/registration sticker. Trailers of any kind and/or any recreational vehicle are not allowed to be stored or parked on the property. Residents may not wash or repair their vehicles on property. Any vehicle not in compliance with these, as well as TAA parking policies, are subject to tow at any time at the expense of the vehicle owner.
7. No resident, tenant, or occupant may install satellite dishes, antennas, or mounting hardware on any building, unit, or common area of the complex.
8. **NO WEAPONS OF ANY KIND ARE ALLOWED ON SHARED RECREATIONAL AREAS/FACILITIES. Examples of SHARED areas are the pool area, the resident grill areas, the gym, and laundry facilities (NOT AN ALL-INCLUSIVE LISTING PLEASE USE COMMON SENSE). VIOLATORS WILL BE REPORTED TO LAW ENFORCEMENT.**
9. There is no charge assessed for first offense if a lockout occurs during normal business hours. However, a \$25 per occurrence fee may be charged after that. Any individual wishing to gain access to an apartment must be listed on the lease agreement and present photo identification. Any after-hours lockouts will be performed at a cost of \$25 per occurrence payable to the management office within 48 hours.
10. **TRASH/PET WASTE POLICY** - Oversized items are not picked up (TVs, furniture, large moving boxes, mattresses etc.) To show our commitment in keeping the grounds and community clean, we will be enforcing the Trash Policy and implementing a fine of \$25.00 per item payable to the management office within 48 hours for any violations. Resident(s), must also throw/place any trash in the dumpster, anyone who violates the Trash Policy will be fined \$25.00 per Item/trash **left outside of the dumpster** payable to the management office within 48 hours. You must clean up after your pet. If you are found to be irresponsible with your pet waste or your pet in general (such as pet running loose or off a leash), we will issue a violation. Violation No. 1 \$25 Violation 2 \$50 citation fee. At any time any violation may be grounds for eviction.
11. **PROPER WEARING ATTIRE.** The Resident(s), his guests, or agents, within the confines of public recreational areas within the apartment community, (must be appropriately clothed) and in the pool area appropriate wear is required at all times.
12. **Feeding stray, feral or wild animals is a breach of your TAA (No. 12) Lease.** You must not feed stray or wild animals. If you are found to feed stray animals it could **be grounds for eviction.** Any dishes or food set out for strays will be disposed of by property staff and you will be cited a fine of \$25 per incident.

I CERTIFY that I have read and understand the above Rules and Regulations and agree with and agree to abide by all the provisions stated above.

Tenant Signature _____

Property Manager _____