

Casa del Maestro
HOUSE RULES AND REGULATIONS
Exhibit C

This document is an exhibit and is part of the Residential Lease Agreement, dated _____ between _____
Santa Clara Teacher Housing Foundation “Landlord”, and _____ “Tenant”,
for the premises commonly designated as **Lochinvar Ave** , **Santa Clara, CA**
95051.

Section 1. Noise and Conduct

1. Tenant shall not make or allow any excessive noise in the unit nor permit any actions which will interfere with the rights, comforts or conveniences of other persons.
2. Tenant shall refrain from playing musical instruments, television sets, stereos, radios, and other entertainment items at a volume, which will disturb other persons.
3. Tenant shall refrain, and shall ensure that Tenant’s guests likewise refrain, from activities and conduct outside of the unit (in common Areas, parking areas, or recreational facilities), which are likely to annoy or disturb other persons.
4. Tenant shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents between the hours of **10:00 p.m. and 9:00 a.m.**

Section 2. Cleanliness and Trash

1. Tenant shall keep the unit clean, sanitary and free from objectionable odors at all times.
2. Tenant shall ensure that recyclables and trash are placed in appropriate receptacles so that litter is not created on or about Tenant’s unit.
3. Tenant shall ensure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire and safety ordinance or regulation.
4. Tenant shall ensure that garbage is not permitted to accumulate and that it is placed in the trash containers provided for that purpose on a daily basis.
5. Tenant shall ensure that large boxes are broken apart before being placed in the trash containers. Tenant shall be responsible, at Tenant’s expense, for hauling to the dump those items too large to fit in the trash containers.
6. Tenant shall ensure that furniture is kept inside the unit and that unsightly items are kept out of view.
7. Tenant shall refrain from leaving articles in the hallways or common areas.
8. Tenant shall refrain from shaking or hanging clothing, curtains, rugs, and other coverings and cloths outside of any window, ledge, or balcony.
9. Tenant shall refrain from disposing of any combustible or hazardous material in trash containers or bins.

Section 3. Safety and Security

1. Security is the responsibility of each Tenant and each guest. Landlord assumes no responsibility or liability, unless otherwise provided by law, for residents’ and guests safety and security, or for injury or damage caused by the acts of other persons.
2. Tenant should ensure that all doors are locked during Tenant’s absence.
3. Tenant should ensure that all appliances are turned off before departing from the premises.
4. When leaving for an extended period, Tenant should notify Landlord how long Tenant will be away.
5. Prior to any planned absence from unit, Tenant shall give Landlord authority to allow entry to the unit to any person or provide Landlord with the name of any person or entity permitted by the Tenant to enter the unit.
6. Tenant will refrain from using or storing gasoline, cleaning solvent or other combustibles in the unit.
7. Tenant will refrain from using charcoal barbecues on porches, balconies or patios adjacent to buildings if such use would constitute a fire hazard.

Landlord’s Initial _____

Tenant’s Initial _____

8. Tenant shall ensure that no personal belongings, including bicycles, play equipment or other items shall be left unattended in the halls, stairways or about the building.

Section 4. Maintenance, Repairs and Alterations

- 1. Tenant shall advise Landlord of any items requiring repair, such as dripping faucets or light switches.
- 2. Tenant shall make repair requests within 24 hours after the defect is noted as is practical.
- 3. Tenant shall refrain from making service request to maintenance personnel unless Tenant is directed to do so by Landlord.
- 4. Tenant shall not make any alterations or improvements to the unit.
- 5. Costs of repair of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Tenant negligence or improper usage is the responsibility of the Tenant. Payment for corrective action must be paid by Tenant on demand.
- 6. **Tenant may install a screen door to the front door of the unit. Screen door must be approved by Landlord, installed by a professional, and removed prior to the end of the rental term, unless the new tenant wants to keep the screen door. All costs of purchasing, installation, and removal are borne by Tenant.**
- 7. Tenant must obtain permission to install child locks on cabinets by Landlord. Tenant will pay for any damage to cabinet doors upon removal of devices.

Section 5. Parking

- 1. Tenant shall ensure that posted and designated fire zones or "No Parking" areas remain clear of vehicles at all times. Tenant shall refrain from parking in unauthorized areas. Vehicles parked in unauthorized areas or in another resident's space may be towed away at the vehicle owner's expense.
- 2. Inoperable vehicles are subject to tow under California Vehicle Code 22658.
- 3. Guests may not park inside the complex.

Section 6. Recreation Facility

- 1. Tenant must reserve Recreation Facility for exclusive use. On making reservations, Tenant shall pay One Hundred and 00/100 Dollars (\$100.00) to Landlord. Deposit shall be refunded to Tenant if Landlord incurs no cleaning or repair costs.
- 2. Tenant must clean the Recreation Facility after use and report any damage Landlord.
- 3. Tenant must secure and lock Recreation Facility and return keys to Landlord after use.
- 4. Tenant shall ensure that children are supervised at all times by an adult when using the Recreation Facility.
- 5. Recreation Facility hours are between **10:00 a.m. and 10:00 p.m.**
- 6. No smoking tobacco or vaping is permitted in the Recreation Facility. Pursuant to the City of Santa Clara's No Smoking Ordinance, no smoking is permitted in indoor common area facilities of apartment complexes or on apartment property. **NO SMOKING OR VAPING ON THE PROPERTY.**

New House Rules and Regulations or amendments to this exhibit may be adopted by Landlord upon notice in writing to Tenant.

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

_____ Date: _____
Tenant

_____ Date: _____
Tenant

Landlord's Initial _____

Tenant's Initial _____