

RULES AND REGULATIONS

PORCHES, DECKS, COURTYARD AREA:

All porches and decks must be kept neat, clean, and free of obstructions. A grill and/or bicycle may be stored at the back of your building as long as they are kept neat and orderly. Grills must be used away from the buildings and must be replaced to designated area after it has cooled.

No towels, clothing, blankets, etc may be hung outside.

Holiday decorations are allowed but must be kept neat and orderly. Please remove no later than 7 days after holiday.

Trash cannot be left out outside unit.

NOISE

No loud noises that might be considered a nuisance to others. Including loud voices, loud music, barking dogs etc.

GENERAL OUTSIDE

No discharge of firearms or fireworks.

No tethering pets. No yard sales. All vehicles must have a valid registration and be in working condition. NO working on or washing cars. No driving on lawns, unless you are moving in or out.

PETS

Residents are limited to (2) pets per unit. Pets are limited to a dog or cat. NO farm animals, venomous snakes, etc. The maximum weight for pets is 40 lbs. Dogs and cats must be on a leash at ALL times when outside. You must immediately clean up and dispose of all pet waste. Waste bags are available at pet stations located throughout the complex.

Tenants shall be responsible and assume all liability for any damages caused by pet.

Prohibited breeds include but not limited to: Pit bulls or terriers, Doberman Pinchers, Chows, Rottweilers, Mastiffs, Great Danes.

Pets must be approved by property manager and pet information form and pet fee must be paid.

TOWING/PARKING

Towing rules are enforced. Decals must be up to date and clearly displayed in front or back window. Tenants must have decal and must park in resident parking only. All visitors must park in visitor parking. No parking on grass, in front of dumpsters, or in front of a yellow curb.

POOL

The pool is for tenants and their guests only. All guests must be accompanied by the tenant. No more than 2 guest per tenant. Pool hours are 10:00 a.m. - 10:00 p.m. during swim season.

Anyone under the age of 16 is required to be accompanied by an adult.

No glass containers, grills, or pets are allowed in the pool area.

No diving, jumping or running.

Pool furniture is not for use outside the pool area.

Smoking is allowed in the pool area but not in the pool itself. Make sure to use the provided containers to dispose of cigarette debris.

Remove all personal items and trash after your visit to the pool.

Your pool key is your pass to the pool. Please do not open the gate for anyone that doesn't have a key.

RENT

Rent is due on the 1st day of each month and is late after the 5th. A late charge of 10% will be added if your payment is turned in after the 5th. Partial payments are not accepted. Please make checks or money orders payable to Duckworth Morris. Be sure to include your unit number on your check. Payments can be made during office hours or placed in the red "letters" box in front of the office.

**If you have a lease with an owner or management company other than Duckworth Morris, please follow their instructions regarding payment of rent.

Office Hours

Regular office hours are Monday through Friday from 10:00a.m.-3:00 p.m.

For assistance after hours, call the office line 205-345-4494 and the answering service will direct your call to either the property manager or maintenance.