

Tri-Lakes Rentals Rules & Regulations

Quiet Hours:

1. Quiet hours are from 10:00pm – 8:00am daily.

Vehicles:

2. Vehicles shall be parked in authorized areas only, which are spaces in front of each building.
3. No vehicle repairs, other than emergencies or minor repairs, are allowed on the premises.
4. No truck with more than six wheels shall be permitted to remain in the complex longer than the time necessary for the loading or unloading of its cargo.
5. No vehicle that leaks motor oil on the asphalt will be allowed to park on the premises
6. No boats, trailers, campers, canoes, jet skis, recreational vehicles (vehicles primarily used for recreational purposes) shall be stored or parked on the property at any time.
7. Absolutely no vehicles left on jacks of any kind.
8. All vehicles must be in proper operating condition, have current license plates displayed as required by the State and no vehicle will be allowed to remain on the property with flat tire(s).
9. No parking at or near trash dumpsters
10. Please be courteous to your neighbor and advise visitors not to park in front of the buildings.
11. Any vehicle not adhering to these stated rules will be subject to towing at the owner's expense.

Pets:

1. Dogs and cats are not permitted to run loose. Dogs must be leashed while outside.
2. Dogs are breed and weight restricted.
3. Owners of dogs and cats must clean up after them promptly. All fecal wastes from pets, inside or outside units, must be cleaned up and properly disposed of immediately by the person owning or caring for the pet.
4. No pet shall be permitted to make loud or continuous noise (barking, whining, etc.) either inside or outside the unit.
5. No pets may be tied or chained to a tree, post or etc on the property.
6. Pets will not be permitted to urinate or defecate on any units' deck or patio.
7. One (1) pet maximum per unit is allowed with applicable permission and paid pet fees

8. **If a complaint is received on your pet, you will receive one (1) written or verbal notice. If the problem is not immediately corrected and maintained, you will be asked to remove the pet from the premises. If legal action becomes necessary, you and/or the unit owner will be responsible for all legal costs incurred.**

Noise:

1. **Stereos and televisions should not be heard outside of your unit or vehicle at any time.**
2. **Fireworks are strictly prohibited on the property and violations shall be enforced to the fullest extent.**
3. **Voice levels must be at a level that cannot be heard outside your unit.**

BBQ Grills:

1. **BBQ grills are strictly prohibited anywhere on the property, including decks, patios, or common areas. Violations shall be enforced to the fullest extent.**

Plantings:

1. **No plantings or gardening shall be permitted on the property.**
2. **You are welcome to have plants in your unit but put containers/saucers under the plants to avoid damaging carpet/wood**

Property Appearance:

1. **No bicycles, toys, or any other personal property shall be left on the lawn, in the parking lot or at the front entrance of any building. Any items left in/on the common areas of the property will be disposed of.**
2. **No offensive or unsightly appearances shall be allowed from the visible exterior of your unit.**
3. **If your blinds become damaged while a resident, immediate replacement by you is required.**
4. **Tenant shall not make any alterations to the Premises, and shall not paint, wallpaper, decorate or otherwise change the Premises in any manner, including but limited to installing any nails, screws or other devices for hanging pictures or other items on or from the walls, woodwork or anywhere on the outside of the property, without Landlord's prior written consent.**

Trash:

1. **Trash must be tied securely in sacks and put INSIDE the trash receptacle immediately. Do not throw bags on top of the receptacle or beside it, open lids and place trash inside the dumpster. No large items such as, chairs, desks, mattresses, washers/dryers or hazardous items are to be put in/near/beside the dumpster. Illegal dumping violators will be prosecuted.**
2. **Break down all moving boxes so they are flat and put them in the back of the dumpster INSIDE.**
3. **DO NOT leave trash bags outside your unit door, in hallways, on your deck/patio or sitting at the front entrance to the building; place immediately in trash receptacle.**

Non-Smoking:

1. **The entire complex is non-smoking, although you are permitted to smoke on your deck/patio or the parking lots, but not inside the units.**
2. **NO LITTERING – including cigarette butts allowed anywhere on the property. Fines will be imposed.**

Utilities:

1. **Water and Sewer are contracted through Ozarks Clean Water, 417-739-4100 and electric service is through White River Electric Company, 417-335-9335*. *You must provide a meter number before service will be activated in your name - see your Property Manager.**
2. **Cable is not available at the property. The designated installer for satellite is Tri-Lakes Satellite – Dish Network. The telephone number is 417-739-5994.**

Miscellaneous:

1. **No commercial or retail business may be conducted on the property.**
2. **Closet areas and crawlspaces located in each building are not for tenant use. Any items found within will be disposed of.**
3. **All tenants and/or guests will refrain from climbing/sitting on outside electrical boxes, removing sprinkler heads and/or sprinkler timers, playing in any construction area within the property, throwing rocks/balls against the sides/fronts of any and all buildings, willfully or wantonly destroying, defacing, damaging, impairing or removing any part of the structure or dwelling unit or the facilities, equipment, thereof, and to prohibit any other person on the premises with his or her permission from doing likewise.**
4. **Absolutely no soliciting allowed**

5. "Garage/yard" sales are not permitted on the property.
6. No burning on the property
7. Satellite dishes are not permitted to be installed on the outside of any building or in/on any common area of the property.

Returned Check & Stop Payments:

1. In each instance that a check is offered by Tenant to Landlord for any amount due under the Lease Agreement or in payment of rent or deposits and is returned for lack of sufficient funds, a "stop payment" or any other reason, a service charge of \$35.00 will be assessed.

Frivolous and At Fault Repairs/Maintenance items:

1. Tenants are required to call property manager for all repair/maintenance items. We will determine what service person should be dispatched for the repairs and either that person or the property manager will contact you directly to schedule a time convenient for all. Should service personnel find repairs to be frivolous or that the repair is due to tenant fault, including willful misconduct or neglect, tenant shall be responsible for all charges incurred. If applicable, pets must be contained while service work is being conducted.

I hereby understand and will abide by the Rules & Regulations of Tri-Lakes Rentals.

Tenant/Owner #1 Signature

Date

Tenant/Owner #2 Signature

Date

Property Address
