



Mailing Address:  
Lexington Management, LLC  
1300 N. Kimps Court  
Green Bay, WI 54313

## RULES AND REGULATIONS

LESSEE(S): [REDACTED]  
Address: [REDACTED]

- 1. INTEGRATION CLAUSE:** These Rules and Regulations are hereby incorporated into the terms of any Lease Agreement between LESSEE, and Lexington Management, LLC, as LESSOR. Any term not otherwise defined herein shall have the meaning prescribed in the Residential Lease.
- 2. CONDUCT TOWARDS LESSOR:** LESSEE's conduct toward LESSOR is to be reasonable and respectful. LESSEE shall not harass LESSOR or those acting on behalf of LESSOR, such as staff members, subcontractors, or vendors. Verbal, written, electronic or physical communications with the intent to frighten, intimidate, threaten, abuse, or harass and/or of those using profane obscene or lewd language are prohibited.
- 3. COMMUNICATION:** LESSEE understands that LESSOR will use LESSEE's provided phone number, including text messaging, and email contact information as methods to communicate. The majority of communications from LESSOR are sent via email, and it is LESSEE'S responsibility to check email frequently. It is the responsibility of LESSEE to ensure the LESSOR always has the most up-to-date phone numbers and email contact information.
- 4. RIGHT TO ENTER:** LESSOR may at any reasonable time, provided a 12-hour notice has been given, enter said Premises for the purpose of inspecting the Premises, making repairs, showing the Premises to prospective tenants or purchasers, or for other purposes authorized by law.
- 5. AFTER HOURS MAINTENANCE EMERGENCY:** Reporting's of an emergency shall be made via phone call to the after-hours emergency phone number provided by LESSOR. This service is for emergency purposes only. Emergencies include: (1) Lack of heat, running water or electricity, (2) Large concentration of water/large water leak, or (3) Fire alarm/sprinklers going off.
- 6. QUIET TIME:** Quiet time upon the Premises is from 10:00 p.m. to 8:00 a.m. Objectionable noise, including, without limitation, stereos, radios, televisions, and surround sound systems are not to be played so loudly that they are objectionable to other residents or the LESSOR regardless of time of day. LESSEE understands that they live in a multi-family dwelling where regular living noises may occur regardless of the time of day.
- 7. SOCIAL GATHERINGS:** Sociable and friendly gatherings of LESSEE and their guests are welcome, provided such gatherings do not violate any other Rules and Regulations, become boisterous, obscene, or objectionable to LESSOR or other residents. LESSEE is responsible for the conduct of their guests in their apartment or in the common areas in accordance with these Rules and Regulations.
- 8. LAUNDRY:** Laundry equipment in the building and in each apartment home, if applicable, is to be used only between the hours of 8:00 a.m. and 10:00 p.m. LESSEE shall not do laundry except in rooms provided for that purpose.
- 9. USE OF COMMON AREAS:** Playing or loitering in the building hallways, basements, or other common areas is prohibited. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or any other similar articles shall be taken in or removed through the doors of the buildings, and all damage to the building caused by the moving or carrying of articles shall be paid by the LESSEE. Shoes, clothing, decorations, etc. are not permitted to be left in the hallway. Any damage to the front door of the unit that is caused by LESSEE hanging decorations, signs, etc. will be charged back to the LESSEE accordingly. Rugs or mats are only allowed if presentable and approved by the LESSOR. Riding of bicycles, tricycles, skateboards, etc. inside the building, underground parking, or parking lot area is not permitted, nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in LESSEE'S assigned apartment or storage space. Availability and use of recreational facilities, landscaped areas, drives, walks, trails, other common areas, lockers, storeroom, laundry machines and areas, or storage space in the building used by the LESSEE is furnished gratuitously and is not part of the leased Premises. The LESSOR shall not be responsible for any loss or damage to any property, or any person making use of the same. LESSEE, in making use of such spaces, does so at their own risk.
- 10. OBSTRUCTION OF ENTRANCES:** The streets, sidewalks and entrances shall not be obstructed in any way or used by LESSEE for any purpose other than for ingress or egress.
- 11. UNIT CLEANLINESS:** LESSEE is required to maintain the unit in a clean and habitable condition, determined at LESSOR's reasonable discretion.
- 12. PONDS:** Ponds are prohibited from being entered at any time, including by LESSEE's animals. Fishing in LESSOR's ponds is prohibited. Feeding of wildlife is prohibited.
- 13. RECREATIONAL WATER ITEMS:** No recreational water items, including, without limitation, swimming pools, hot tubs, water balloons, sprinklers, and slip and slides are permitted.
- 14. EXCESSIVE FURNITURE:** No standard upright or grand pianos, organs, fitness equipment, water beds, pool tables, or furniture of large, unusual dimensions or weight are permitted without prior written approval of LESSOR.



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- 15. UTILITY SHUT OFFS:** In the event LESSEE has any utility (water, power, electric, gas, etc.) shut off by the municipality or other provider, LESSEE has 24 hours from the time of shut off to have the utility turned back on or be in violation of this Lease Agreement. Any damages associated with the shut off will be billed back in accordance with the Non-Standard Rental Provisions.
- 16. INDOOR AIR QUALITY/HUMIDITY:** It is LESSEE's responsibility to help control the indoor air quality and humidity in the Premises. LESSEE agrees to do the following:
- Properly ventilate apartment by using exhaust fans in bathrooms and above the stove.
  - Open windows, doors, and blinds as needed for ventilation and to reduce moisture.
  - Use a dehumidifier/air conditioner when necessary or as directed by LESSOR.
  - Routinely remove condensation from areas of excessive moisture.
  - Notify landlord of any water leaks. Failure to report occurrences to LESSOR may result in costs to LESSEE for damages.
  - To be mindful that any wet laundry (hanging or otherwise) can create excessive moisture and LESSEE agrees limit or cease such practice when directed by LESSOR.
  - Inform LESSOR of any discoloration from moisture or humidity so that LESSOR can determine proper remedy.
- \*Be aware that if you use an underground parking space or underground storage locker, they are NOT climate controlled and therefore any items stored may be subject to excessive moisture/humidity. LESSOR is not responsible for any loss or damaged items.
- 17. PORCHES/PATIOS/BALCONIES:** Porches/patios/balconies shall not be used for any purpose whatsoever other than a place to stand or sit. LESSEE shall not store on any balcony/patio any object or equipment other than normal outdoor furniture. Porches/patios/balconies may not, by way of example and not by limitation, be used to hang clothing, rugs, or as storage of any kind, including, but not limited to, bicycles, workout equipment, garbage/garbage containers, strollers, wagons, toys, etc. Items or objects may not be thrown, dropped off or lowered from the balcony. No covering shall be installed on balcony/patio floors, railings or above. Items on the porches/patios/balconies are not to extend past the actual porch/patio/balcony itself. This includes, but is not limited to flowerpots, solar lights, hook hangers, wind chimes, shepherd hooks, lawn ornaments, etc. LESSEE understands that items on porches/patios/balconies are not to be objectionable to other residents or the LESSOR. Potted plants are permitted if they do not cause damage, become unsightly or unseasonal and must be stored away outside of their season.
- 18. PORCH/PATIO/BALCONY/FRONT DOOR DÉCOR:** LESSEE agrees that holiday/seasonal décor must be removed no more than 10 days after the holiday/season has passed or if it becomes unsightly or unseasonal, as determined by LESSOR in its sole discretion. LESSEE agrees that lights may be used as décor on the porch/patio/balcony only if they meet the following requirements: (a) Must be attached via command hook, wrapped around or zip tied to the railing and/or pillars. Any other form of attachment is not permitted. (b) Must be white, clear or white-yellow. No other color is permitted, unless considered holiday décor and during allowed time, as determined by LESSOR in its sole discretion. (c) Must not be rope lighting (d) Must not strobe or flash at any time (e) Must not be excessive or offensive, as determined by LESSOR in its sole discretion.
- 19. WINDOW COVERINGS:** LESSEE agrees that any window coverings must be a curtain, blind or window film, each as specifically designed as a window covering. Any curtain or blind must be a solid, neutral color of white, cream, tan, grey or black. Window films may be a frosted, translucent and/or an opaque, but shall not be colored.
- 20. COOKING:** Grease and food scraps, including food scraped off plates or other dishes, shall be disposed of in leak proof garbage bags with general garbage. LESSEE must cook in a manner that will not offend or annoy other residents and use the oven fans during cooking. LESSEE shall not cook except in rooms provided for that purpose.
- 21. COOKING APPARATUSES:** No cooking apparatuses of any kind are permitted to be on any porch, patio or balcony. Cooking apparatuses include, without limitation, electric/propane/charcoal/pellet fueled/grills/smokers/fryers. Cooking apparatus are only permitted to be used more than 25 feet away from any structure. Once cooled, all cooking apparatuses must be stored inside LESSEE's private garage if intended to be kept on the premises. Cooking apparatuses are not permitted to be stored in any underground storage locker or parking area. LESSEE understands that LESSEE is responsible for any damage caused to the LESSOR's property, including but not limited to, grease spills, melted siding, etc.
- 22. ATTACHMENTS TO THE EXTERIOR OF THE BUILDING:** No items, including but not limited to, camera doorbells, cameras, radio/television wires, satellite dishes, aerial connections, or decorations shall be installed, placed on, or attached to the Premises without prior written consent of the LESSOR. The LESSOR is authorized to remove at any time, at the expense of the LESSEE, any such apparatus erected without such written consent.
- 23. CRIMINAL ACTIVITY:** LESSEE shall not engage in or allow others to engage in criminal activity on the Premises.
- 24. ILLEGAL DRUGS:** No illegal drugs are permitted to be stored, used, or sold on the Premises.



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- 25. PARKING IN FRONT OF GARAGES:** LESSEE may not park in front of any detached garage stalls at any property. LESSEE may not park in front of any attached garage stall, except for the following properties: Knots Landing, Mulliner (Buildings 685,705,745 & 765), Nottingham, Ravello, Riva Place, Stone Meadows, Terrace Lake, Urban Edge (Buildings 2353 & 2357) Waterford, Winding Ridge and Woodland.
- 26. VEHICLES:** Repairing or washing vehicles on the property is prohibited. LESSEE agrees to adhere to a speed limit of 10 MPH when driving on the property. Vehicles that are in need of repair or those in poor condition are not allowed to be stored on the property. No recreational vehicles, trailers, boats of any kind, campers, semi-trucks, or snowmobiles are permitted on the Premises, even temporarily, without prior written approval of LESSOR. Motorcycles are permitted only when registered as a vehicle with the LESSOR. Approved motorcycles may be parked in the LESSEE's garage or assigned underground garage parking space provided all of LESSEE's vehicles fit within said space and do not take additional spaces or protrude into additional spaces. Motorcycles cannot be parked in the outdoor parking lot.
- 27. STORAGE/MOVING CONTAINERS/TRAILERS:** LESSEE agrees that storage/moving containers or trailers cannot be regularly stored on the property. The temporary use of storage/moving containers or trailers is permitted only for a maximum of 48 hours, unless otherwise approved by LESSOR in writing. No storage/moving container or trailer shall block or restrict traffic or entry/egress from the property.
- 28. RESIDENTIAL USE:** LESSEE shall not conduct any business activity nor store any materials on the property used in the operation of commercial enterprise or hobby that is not consistent with common residential standards as determined in the sole discretion of LESSOR.
- 29. GENERAL:** For the comfort, convenience, and benefit of all residents and to ensure proper use and care of the Premises, LESSEE shall comply with all these Rules and Regulations:
- Do not publicly display any sign placard, advertisement or notice inside or outside the building without the LESSOR'S prior written consent. No solicitation or political signs are allowed.
  - Do not cover or obstruct any window, door or transom without prior written approval from LESSOR.
  - Use caution, when placing any rugs/mats on the flooring as certain rugs/mats can cause damaged/discolored flooring. This is Including but not limited to rubber backed mats, office chair spike style grip mats, etc.
  - Do not drive or drill nails, tacks, screws, holes, or apply other fasteners on or into any of the walls, ceilings, floors, doors, partitions or woodwork of said Premises with the exception of small finishing nails. LESSEE agrees to be responsible for any damage done by anything other than small finishing nails or from excessive amounts of nail holes. Gummed hangers, wall mounted televisions and vinyl lettering/pictures are not permitted.
  - Do not allow water to run except when in actual use.
  - Do not put up any live trees.
  - Position furniture no less than six (6) inches away from heating registers during heating season.
  - Do not hold any type of public sale on the premises (garage sale, yard sale, moving sale, etc.) without written consent of the LESSOR. This restriction includes any public or private auctions.
  - No bird/animal feeders of any kind are permitted on the Premises.
  - No persons may go onto the roof areas at any time.
  - Do not use adhesive backed paper of any kind on shelves, drawers, walls, countertops, etc.
- 30. PACKAGES/MAIL:** LESSEE understands that LESSOR is not responsible for any mishandling of LESSEE's mail, packages, deliveries, etc. Any delivery, package or mail not specifically addressed to LESSEE shall be returned to sender or not accepted. LESSEE accepts the responsibility of forwarding mail, packages, etc. to their new address at the time of move out and understands that the LESSOR will not be responsible for any mail delivery to the address after moving out.
- 31. FIRE HAZARDS:** LESSEE will not use or keep in the Premises any explosive, flammable, or combustible materials. This includes but is not limited to attached/detached garages, furnace rooms, underground parking, etc. No fire pits are permitted, including but not limited to enclosed/open, portable, stationary firepits, etc. Fireworks are prohibited.
- 32. LEASE BREACH DETERMINATION:** Any determination as to whether these Rules and Regulations have been breached and whether any such breach shall constitute a default under the Lease Agreement shall be left solely to the discretion of LESSOR.
- 33. LESSOR LIABILITY:** LESSOR shall not be responsible to LESSEE for any violation of Rules and Regulations on the part of other tenants. LESSOR shall not be liable for damages or losses to a person or property caused by other residents or persons, theft, burglary, assault, vandalism, or other crimes or for personal injury or damage to or loss of resident's property from fire, flood, water leaks, rain, hail, snow, ice, smoke, explosions, interruption of utilities, or Acts of God, unless same is due to negligence of LESSOR.



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- 34. AMENDMENT TO RULES AND REGULATIONS:** LESSOR reserves the right to amend any Rules and Regulations at any time upon 28 days written notice to the LESSEE. Any violation of these Rules and Regulations shall be deemed to be a breach of the Residential Lease into which this document is incorporated.
- 35. ELECTRONIC SIGNATURE:** LESSEE agrees that LESSEE'S electronic signature is the legal equivalent of LESSEE'S manual/handwritten signature on this document. By electronically signing this document using any device, means, or action, LESSEE consents to the legally binding terms and conditions of the Lease Agreement. LESSEE further agrees that LESSEE'S signature on this document (hereafter referred to as "E-signature") is as valid as if the LESSEE signed the document in writing. LESSEE also agrees that no certification authority or other third-party verification is necessary to validate LESSEE'S E-signature or any resulting agreement between LESSEE and Lexington Management, LLC.
- 36. CONSENT TO ELECTRONIC DELIVERY:** By electronically signing this Rules and Regulations Agreement, LESSEE specifically agrees to receive, obtain, and/or submit any and all documents and information electronically. These documents and information will be collectively known as "Electronic Communications," and will include, but not be limited to, a copy of the Lease Agreement and any document related thereto, a security deposit and any document related to the accounting and disposition of the security deposit and security deposit refund, a promise made before the initial rental agreement to clean, repair or otherwise improve any portion of the premises, advance notice of entry, any and all current and future required notices and/or disclosures, as well as such documents, statements, data, records, and other communications regarding LESSEE'S relationship with Lexington Management, LLC. LESSEE is acknowledging and saying that LESSEE is able to retain Electronic Communications by printing and/or downloading these Rules and Regulations and any other agreements, Electronic Communications, documents, or records that are signed using LESSEE'S E-signature. LESSEE accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling any and all rules and regulations and agrees that such Electronic Communications fully satisfy any requirement that communications be provided to LESSEE in writing or in a form that LESSEE may keep.