

College Hill Downtown Residences

510 College NE Grand Rapids, MI 49503 • Phone: 616-458-6774 • Fax: 616-458-3674

Rules and Regulations

1. These rules and regulations are for the protection of the rights and privileges of the Tenants and the protection of Landlord's property, also to aid the Tenant in the full enjoyment of their occupancy of these premises. The Tenant and members of their household, guests, and employees shall comply with all laws and city ordinances, rules and regulations now or hereafter adopted by the Landlord for the safety, comfort and welfare of the occupants.
2. The loud playing of a television, radio or any other musical instrument or device, the making of any loud or offensive noise, or the commission of any act which may be a nuisance or menace to other Tenants in the building or on the grounds of the Landlord at any time is prohibited.
3. NO ANIMALS, REPTILES, BIRDS, OR PETS SHALL BE ALLOWED OR KEPT ON THE PREMISES. A \$500.00 PET FEE WILL BE IMPOSED IF ANY PETS OR SIGN THEREOF ARE NOTICED ON THE PROPERTY.
4. Washing machines shall be used and operated only in the laundry rooms. Waterpower washing machines are prohibited. Tenants will be responsible for any clogging of the waste traps in their apartments.
5. The sidewalks, entryways, passages, vestibules, halls and stairways outside of the several apartments shall not be obstructed or used for any other purposes other than for ingress to and egress for the respective apartments.
6. All damages to the building caused by moving or carrying of articles therein shall be paid by the Tenant.
7. The tenant shall not carry on any business whatsoever in the building, nor inscribe, nor affix any signs, advertisements or notices on any part of the outside of the building or demised premises, except with the written consent of the Landlord. This included but is not limited to childcare.
8. The Tenant shall at all times keep the demised premises and fixtures therein in a clean and sanitary condition.
9. The Tenant shall not sell or give accommodations in the premises to any boarders, lodgers, or roomers.
10. No part of the rent shall be payable in repairs or alterations of any description. All repairs or alterations shall immediately become property of the Landlord.
11. The Tenant will be held strictly responsible for any loss or damage to other dwellings resulting from over flow from water closets, sinks, bathtubs, or basins in their premises. The water shall not be left running for an unreasonable or unnecessary length of time. The Tenant shall notify the Landlord immediately of any leaky pipes or faucets.
12. The Tenant must report to the Management at once any accident or injury to water pipes, toilets, drains, or fixtures, electric wires or fixtures, or other property of the Landlord immediately of any leaky pipes or faucets.
13. The Tenant must immediately report to the Management and to the appropriate health authority any case of infectious or contagious disease occurring in the premises.
14. The Tenant shall not make any repairs or alterations of the demised premises, or to the equipment therein, without the consent of the Landlord or its agents, nor shall any of the following work be done without the consent of the Landlord or its agent, and then only under its supervision:
 - a. Install any additional locks, picture hooks, or fixtures.
 - b. No tacks, nails, or other fasteners, or cement shall be used in laying carpets, rugs, or linoleum on the floor.
 - c. No nails, bolts, or screws shall be placed in the walls, doors, or trim without the manager's consent.
 - d. No extra electrical wiring shall be done in the premises.
 - e. No shades, awnings, or window guards shall be used except such as shall be put up by the Landlord.
 - f. No aerial or connection shall be installed by the Tenant outside of the demised premises without the written consent of the Landlord or its agents.
 - g. No window boxes, flowerpots or other containers shall be affixed to the outside walls without the written consent of the Landlord or its agents.
15. The landlord or its representative shall have the right to enter the Tenant's premises during all reasonable hours to examine the same or to make such repairs, additions, or alterations as may be deemed necessary for the preservation thereof or of the building or to the exhibit the said premises, or for the purpose of removing placards, signs, fixtures, alterations, or additions

in the premises which are in violation of the Tenant's lease or of these conditions of occupancy.

16. The Landlord in all cases shall retain the right to control and prevent access to the building and grounds of all persons whom it considers undesirable. Anyone whom is evicted is not allowed on our property anytime after eviction.
17. The Landlord shall have the right without further notice, to dispose of any property left on the premises by the tenant after the Tenant vacates the premises.
18. All personal property placed in the premises shall be at the risk of the Tenant or owner of such personal property, and the Landlord will not be responsible for any damage to such personal property from any cause.
19. The Landlord will not be responsible for articles left with any employee.
20. Any notice required by law or otherwise will be sufficient if delivered to the Tenant personally or sent by mail to the premises, or affixed to the door of the Tenant's dwelling unit.
21. Positively no bicycles, motorcycles, snowmobiles, or other such devices shall be permitted in the apartment or on balcony at any time.
22. There will be not gatherings with more than 12 people at any one time allowed in an apartment or on balcony at any time.
23. There will be no keg beer allowed in any apartment or building at any time. If this rule is violated, there will be a \$100.00 general cleaning supervision fee imposed. Specific damage or cleaning charges will be additional.
24. No grill, hibachi, or other cooking devices will be allowed in the apartment, or on balconies or wooden decks.
25. No clothing or other items may be hung or draped from the balconies.
26. Firearms (including pellet or BB guns), explosives (including firecracker), and toxic or dangerous chemicals are prohibited in the apartments or anywhere on the premises.
27. Waterbeds are allowed in some circumstances. Any tenant desiring such must contact management prior to bringing the unit on the premises! NO EXCEPTIONS!
28. The Tenant shall park vehicles in appropriate places as designated by the Landlord. All vehicles parked on the premises shall comply with the licensing and insurance regulations set forth by the State of Michigan. All vehicles owned by the Tenant and/or his/her approved occupants shall be registered by make, model, and license number with the Landlord. Parking stickers are required. Any unlicensed vehicle will be towed away at the owner's expense. No repair, mechanical work, oil changing, or washing of vehicles on the property. All towing will be at owner's expense.
29. No smoking in the hallways or laundry areas.
30. The Tenant may not use or allow another to use the premises in a manner violative of laws of the United States, the State of Michigan, or of any other lawful authority. The Tenant shall not permit or allow immoral activity to occur in or about premises.
31. Snowmobiles, travel trailers, and boats are prohibited.
32. There shall be no solicitation by tenants of other tenants on the premises.
33. There are to be no live Christmas trees used in the apartment or on the balcony / patio area.
34. As stated in the lease, the Tenant(s) is/are responsible for all damages. The amount must be paid in full within 15 days of billing. For general information, some common repair cost are listed below:

Interior door:	\$60.00 + labor
Hole in plaster:	\$50.00 + painting fee
Broken/bent/torn screen:	\$25.00 + delivery fee
Fire extinguisher missing/discharged:	\$24.00
Clogged garbage disposal:	\$15.00