



The Wilmont

A Live Oak Rentals Community

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Rules and Regulations

Lease

1. Lease is signed 10 days or earlier prior to move-in.
2. Upon lease signing initial payment of security deposit, one month's rent and any applicable fees are due.
3. Before signing a lease, a hold deposit may be used to secure your apartment of choice and any specials.

Payment

1. Resident must maintain a checking account.
2. Payments are debited from only one checking account.
3. Rent will be debited on the 1st of each month.

Guests

1. Resident is responsible for the proper conduct of family members and guests and for ensuring that they abide by the Rules and Regulations.

Smoking Policy

1. The Wilmont is a tobacco-free environment.
2. Smoking is not permitted anywhere on the premises; this includes your residence and balcony.
3. Resident is responsible for informing guests of the no smoking policy.
4. Eviction may result from violation of the Smoking Policy.

Quiet Hours

1. Quiet Hours are between the hours of 10:00 pm and 8:00 am.

Common Areas

1. Common areas of the building include stairwells, fire escapes, laundry room, parking lot and lawn.
2. Common areas are to be used only for the purpose intended.
3. Fire escape, stairs and landings must be kept clear and free of all items. Per fire regulations, doormats (and other items such as boots) cannot be left outside the apartment door.
4. Fire escapes are intended for emergency use only.

Painting

1. Due to the historic status of the building, paint quality and color must be approved.
2. Due to the age of the building, trim and doors may not be painted.
3. Kitchen, bathroom, pantry and closets may not be painted.
4. Resident is responsible for costs to return apartment back to the original colors. \$75 fee per room before painting.

Balconies

1. Interior furniture is not permitted on balconies.
2. Clothing or other items are not permitted on balcony railing.

3. Grills, heating units or cooking units are not permitted on the balconies.
4. Residents shall not throw or sweep any refuse from apartments or balconies.

Windows

1. Blinds are provided by management for all windows and may not be removed.
2. Blankets and sheets are not suitable for window treatments.

Pet Policy

1. Only pets registered with management are allowed in the apartments or on the premises.
2. There will be a fine for visiting pets, pet sitting or pets not registered with management. The fine is \$75 per pet plus a \$10 per pet per day (or partial day).
3. Registration for visiting pets is available thru management. Fee will apply.
4. Residents are responsible for the behavior of their pet.
5. Pet must be on a leash at all times outside of apartment; including stairwell, lawn and parking lot.
6. Pets must be walked only in the designated area and resident must clean up after their pet (per city law).

Vehicles

1. Residents must park only in their assigned parking space(s).
2. Vehicles not properly parked will be towed at the expense of the vehicle owner. Management will not be liable for expenses or damages to any towed vehicle.
3. Vehicles are not to be driven on the lawn.
4. Management is not liable for any vehicle damages.

Locks and Keys

1. Resident are not permitted to alter or change door locks.
2. Unlock service or spare key is only provided to occupants with picture identification. A fee will be charged.

Laundry Room

1. Laundry room can be utilized only between the hours of 8:00 AM and 10:00 PM.
2. Please keep laundry room clean.
3. Pets are not allowed in the laundry room.

Trash

1. Please bag all trash and dispose in the dumpster.
2. Do not leave any items outside of the dumpster.
3. The dumpster is intended for normal daily trash. Furniture or large items should be taken to the dump.
4. Trash, boxes, etc cannot be stored on the balconies, stairwells, fire escapes or anywhere on the premises.

Prohibited Items

1. Waterbeds are prohibited.
2. Space heaters are prohibited.
3. Fireworks are prohibited.

Zero Tolerance Drug Policy

1. Drug related activity (either known or suspected) will be reported to the police.