



## ***Helping Overcome Poverty's Existence, Inc.***

*(formerly Mountain Shelter, Inc.)*

P.O. Box 743, 680 W. Main Street, Wytheville, VA 24382

Toll Free: (877) 818-8680 Phone: (276) 228-6280 Fax: (276) 228-0508

Web site: [www.wythehope.org](http://www.wythehope.org)

### **HILLCREST APARTMENTS Rules and Regulations**

#### Care of Apartment

1. No birds, cats, dogs, or other animals shall be maintained in or about the premises without the written consent of the owner, or its agent.
2. Ashes, garbage, sweepings, dirt, litter, or refuse shall be wrapped and deposited in dumpster provided for that purpose.
3. The water shall not be left running in bathroom, kitchen, or elsewhere in the demised premises, and all leaks shall be immediately reported to the property manager.
4. Signs or placards shall not be posted in or about the demised premises or building.
5. The toilets, sinks, and wash-basins are to be used for the purpose for which they are intended, and no dust, rubbish, litter, coffee grounds, tea leaves, egg shells, parings, or garbage are to be put into same unless a waste disposal system for such purposes has been installed.
6. Excessive noise will not be tolerated. Please respect your neighbor's right to quiet enjoyment.
7. Brooms, mops, toys, and other articles shall not be left in any area other than the proper storage area for such items.
8. Tenants must not drive nails in walls.
9. Tenants must keep that part of the premises which they occupy and use as clean and sanitary as the conditions of the premises permit.
10. Laundry washing within the apartment units are prohibited. Tenant shall not use bath tubs, basin, or kitchen sink for laundry purposes. Damage to plumbing equipment resulting from this or any other abnormal use of the equipment must be repaired at the expense of tenant.
11. When individual electric range and refrigerator is included in the rental unit for the sole use of the occupant, such equipment shall be kept in a state comparable to that which it was in at the time of occupancy by tenant, except for reasonable wear and tear.
12. No firearms are allowed on premises. Possession and/or use of firearms will be grounds for eviction.
13. Hillcrest Apartments is a drug-free workplace. Illegal possession of any drugs will be grounds for eviction.
14. Condition of Premises: Tenant has inspected the premises and common areas and upon taking possession knows their condition, including but not limited to parking areas. Tenant accepts them in such condition, agreeing that no statement or representation as to condition has been made by Management, and any tenant who allows his occupants and guests or visitors to play in these areas does so at his or her own expense or risk. Each tenant is exclusively responsible for the health, safety and welfare of tenants and tenant's guests. As such, tenants hereby release and hold harmless the owner and or owner's agent(s) for any and all

(over)

**Hillcrest Apartments  
Rules and Regulations**

Page 2

damages and liability arising out of any death or injury to tenant or tenant’s guests in the absence of any negligence as to the condition of the premises or intentional acts on the part of the owner and/or owner’s agent. Management shall have no liability to make any repairs nor shall the rights of tenant to make said repairs accrue, except in an emergency, unless the tenant has given written notice to Management, and Management has had a reasonable time to remedy said condition, which it may be obligated to make.

- 15. No persons will be permitted to occupy the premises for more than fourteen (14) consecutive days without written permission of the property manager. Guests must be accompanied by the tenant under all circumstances, and in no event shall any such guest be allowed to occupy the premises for longer than fourteen (14) consecutive days.
- 16. Tenants assume full responsibility for the actions of their guests and agree to assume all financial responsibility for any damage to premises, furnishings or landscaping by tenants or their guests.
- 17. Guest parking is allowed only where designated by Management.
- 18. The number of guests may be limited by Management.

Use of Laundry

- 1. Laundry room may be used only during the time allotted the tenant by the manager, and laundry must be removed before closing time in the evening. Smoking is not permitted in the laundry room.
- 2. Use of the laundry and its facilities shall be limited to the washing of the usual personal and household articles. No cleaning with inflammable materials or dyeing will be permitted.

General

The owners or agents will not be responsible for any articles lost, stolen, or damaged on these premises.

The owners and agents reserve the right to make such additional rules and regulations as they may deem necessary.

Two parking spaces per apartment are allowed; visitors must not block access to parking spaces in front of tenants’ apartments.

Handicapped access parking spaces are marked and reserved for tenants as appropriate.

Vehicle repair and working the parking lot is not allowed.

Anyone who vandalizes any apartment, buildings, or grounds is liable for criminal prosecution and eviction.

I agree to abide by these Rules and Regulations.

OWNER AGENT:

TENANT(S):

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date