

The Palms Retirement Center, Inc
525 E. Davis St.
Harlingen, Texas 78550

RULES AND REGULATIONS

In order to maintain a healthy, peaceful, and enjoyable community, each resident must respect the rights and privileges of others. It is, therefore, essential that the following rules and regulations be upheld.

No interior redecorating, modifications or alterations may be made to apartment, hall, lounge, or public areas without prior consent of Management. If approved, all such alterations, fixtures, and equipment shall remain as part of The Palms Retirement Center property.

Nothing shall be hung, dropped, or shaken from windows or stairways. Lounges and public areas shall contain only the proper type of furniture and equipment, and no other items may be stored or hung in such areas.

Use of lounge and recreational facilities shall be restricted to residents. Residents may have guests, provided that in so doing it does not interfere with other residents' use of facilities.

Residents, their family, guests, and other visitors will obey all parking regulations of and on the property. Any vehicles which are, in the opinion of Management, in an unsafe or dilapidated condition, shall not be permitted on the property.

Visiting children shall not be permitted to play in elevators and halls or go unattended in the buildings and on grounds.

No signs, advertisements, or notices will be permitted on the property or buildings. All notices will be restricted to the bulletin boards provided.

No resident will be permitted to sublet an apartment, operate a baby-sitting service or any other type of business.

Laundry facilities are for residents' use only and may be used at any time in accordance with operating instructions and due consideration for others.

Toilets, basins, and other plumbing fixtures shall not be used for any purpose other than those for which they were designed. Damage resulting from foreign objects shall be paid for by the resident.

Entry ways, lobbies, halls, stairways, laundries, elevators, lounges, and parking areas shall be kept clear of boxes and foreign objects at all times.



The owner does not discriminate against persons with disabilities.



Garbage and refuse are to be put in disposable trash liners, milk cartons, or suitable plastic liners before placing in the trash chute or dumpsters. No trash or garbage cans will be permitted in hallways, stairwells, or landings at any time. All boxes and large trash bags need to be taken down to 1st floor trash chute.

Keys will not be signed out to anyone other than those who have signed the lease rental agreement unless prior written permission is on file. Duplicate keys may be obtained at the office for a nominal fee.

Residents **shall not** alter or install any lock or other attachment on any door, wall, or ceiling of apartment without approval of Management.

Residents shall not make or permit any public or private nuisance. Disturbing sounds, noises or conduct must be avoided. Other residents' rights and privileges must be considered.

Residents are responsible for their personal housekeeping. Apartments must be kept clean, safe, and sanitary.

Smoking is NOT permitted in any public areas such as hallways, elevators, recreational rooms or lobbies.

No pets of any type are permitted inside the building by visitors.

All work request forms must be turned in at the front desk of the business office in a written form, including name, apartment number, and description of problem or request.

Residents agree to abide by all property rules and regulations, whether promulgated before or after the execution of the lease rental agreement. Violations of any part of these rules and regulations may result in termination of the lease rental agreement of the offending resident(s). These rules and regulations may be added to or amended from time to time by Management and such additions will become effective immediately.

The undersigned resident(s) hereby acknowledge(s) and agree(s) to be bound by and observe all parts of said Rules and Regulations.

Date: _____

Resident

Date: _____

Resident Manager

Unit No. _____



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RULES AND REGULATIONS RIDER

Move-Out Cost Schedule

CLEANING AND REPAIR

If, prior to moving out, you do not clean and leave in satisfactory working order the items listed below, the following charges will be deducted from your security deposit or owed to us if your security deposit is insufficient to cover the charges. You will be charged the listed amount for each instance in which a listed item must be cleaned or repaired. The prices given for the items listed below are average prices only. If Owner incurs a higher cost for cleaning or repairing an item, you will be responsible for paying the higher cost.

Please note that this is not an all-inclusive list. You can be charged for cleaning and/or repairing items that are not on the list.

Kitchen Cleaning

Oven	\$20.00
Drip Pans	\$2.00
Stove and Vent Hood	\$10.00
Refrigerator/Freezer	\$25.00
Cabinets/Countertops	\$25.00

Bathroom Cleaning

Toilet	\$5.00
Tub/Shower	\$20.00
Sinks/Countertops/Cabinet	\$35.00

Miscellaneous

A/C-Heater repair	\$100.00
Carpet Cleaning	\$50.00
Carpet Repairs	\$100.00
Trash Removal	\$30.00
Painting	\$100.00
Tile Floors	\$25.00
Holes in walls	\$50.00
Holes in ceiling	\$75.00

REPLACEMENT CHARGES

If any items are missing or damaged to the point that they must be replaced when you move out, you will be charged for the current cost of the item, PLUS LABOR AND SERVICE CHARGES.

A representative list of replacement charges is provided below. These are average prices. If Owner incurs a higher cost for replacing an item, you will be responsible for paying the higher cost.

Window glass	\$150.00	Refrigerator shelves/racks	\$30.00
Window screens	\$35.00	Mirrors (bathroom)	\$60.00
Mailbox keys (lost/not returned)	\$2.00	Light fixtures	\$50.00
Door keys (lost/not returned)	\$2.00	Doors	\$100.00
Keyfob (lost/not returned)	\$12.00	Countertops	\$250.00
Ice trays	\$3.00	Lavatory faucet	\$60.00
Crisper covers	\$15.00	Kitchen faucet	\$75.00
Carpet	\$150.00	Emergency light	\$100.00
Drip Pans	\$4.00	Smoke detector	\$25.00

