

# Bridgewater Terrace

## Occupancy Conditions and Guidelines - Schedule "B"

1. This is a non smoking building and property, this includes inside your unit, on your decks and immediately outside the building. **Violation of this condition by tenants or visitors of tenants warrants an automatic eviction notice.**
2. We ask that no garbage be left in the hallways or on the balconies, all sorted garbage is to be taken to the designated area. **Bio-bags** have to be used in the small green compost bins
3. Please obtain permission from property manager before painting or decorating walls and ceilings, we request if permission is granted that the unit be returned to its original state and color at the end of the lease otherwise the cost of doing so will be passed onto you the tenant
4. Please use purpose picture hangers and gyproc anchors when hanging pictures and wall fixtures. If you need assistance a handyman will be provided for a maximum of two hrs per unit.
5. No pets are allowed in the building at any time either on a full time basis or visiting.
6. Considerate use of musical instruments or volume of television/stereo so as not to disturb other tenants any time of day or night. If another tenant complains that they are being disturbed you will be asked to refrain from using the instrument and lower the volume of your television or stereo/radio. If you do not comply an eviction notice will be issued. The wireless headphones are great to use if you have difficulty with your hearing or listen to music or your TV with above normal volume.
7. No water beds are allowed
8. Artificial Christmas Trees are to be used in the units
9. The use of the exercise room is for adult tenants only. No visitors are authorized to use this facility
10. Permission to assign or sublet the apartment requires preapproval by the landlord or property manager after acceptance of their application and a formal interview has been completed.

11. No washing or clothing is to be hung or draped on deck rails, please use the appropriate drying racks
12. Please store barbeques on the deck only along with propane tanks to comply with fire regulations
13. In the event of a snowstorm we request that you the tenant make every effort to move your vehicle while the snowplow is here into a cleared area normally visitor car parking until the snow plow has cleared the remaining car park. If you are living in one of the back units in the complex simple ask your neighbor across the hall to advise you when the plow is here.
14. Please do not affix any screws to kitchen or bathroom cabinets. This includes under the top kitchen cabinets as well.
15. No wind chimes or bird feeders that take seeds are permitted to be hung on the decks. Hummingbird feeders are aloud at this time.
16. Do not feed the wild animals from your patio decks i.e. Crows, robins, squirrels, etc

Following these simple rules provides all tenants with a safe, comfortable and quality living environment. Breach of any of these conditions can result in a notice of eviction and by signing this document you acknowledge understanding of these conditions. Thank You!

Tenant

Signatures \_\_\_\_\_