

Fixed-Term Residential Lease
Attachment A
Tenant Rules and Regulations
196 Craig Way, San Luis Obispo, CA 93405

Noise and Other Disturbances Tenant(s) agree to abide by all local ordinances regarding disturbances, including but not limited to noise, public appearance of the grounds, and parking of vehicle, and to pay any fines, levies, or charges for violating such ordinances, even if the fines, levies, or charges are assessed against the Landlord (in which case the Tenant(s) will pay the charge or reimburse the Landlord). Furthermore, Tenant(s) agree to limit noise as reasonably requested by neighbors, even if the noise level is less than the upper limits established by local ordinance. Repeated citations for violations of disturbance-oriented ordinances are grounds for termination of lease.

Care in Use of Premises Tenant(s) will take care in the use and maintenance of the premises, including the yards. Although the rent includes regular gardening service, Tenant(s) and his or her (their) guests should not cause damage to the grounds or landscaping, and will be financially liable for any damage caused, intentionally or not.

Motor and Other Vehicles Motor vehicles such as cars, trucks, and boats may not be parked anywhere other than in the garage, in the driveway, or in legal parking spaces on the street. Motorcycles, scooters, bicycles, strollers, and similar vehicles may be parked behind the house in areas that do not obstruct access to the garage or house and that do not cause damage to plants or landscaping. Vehicles of Tenant(s) or guests may not have major service done on the premises or on the street adjacent to the premises; "major" means any repair or maintenance that cannot be completed in less than a day and that does not involve the removal of components of the vehicle. For example, changing oil, an air filter, or fuel filter is acceptable, while rebuilding the transmission or reupholstering the seats is not. In no case, should nonoperational vehicles (such as cars, boats, trucks, and motorcycles) be left anywhere other than in the garage or, in the case of bicycles, scooters, strollers, and similar small vehicles only, behind the house.

Use of Garbage Containers Tenant(s) agree(s) to abide by local rules on garbage disposal, and for example, will not put any materials other than recyclable ones in the blue recycling bin and will not put any materials other than garden trimmings in the green yard-waste bin. Any fines or levies by the trash-removal company for not following the local rules on use of these bins are the sole responsibility of the Tenant(s).

Storage Tenant(s) may store personal effects in the garage if there is sufficient room and if such storage does not interfere with access to the watering system controls, the laundry facilities, or the sump pump controls.

Smoking Tenant(s) may smoke cigarettes, cigars, pipes, or other legal substances on the premises provided all Tenants agree. However, Tenant(s) are responsible for cleaning the residue and smoke from such activity; it is not considered normal wear and tear for purposes of return of your security deposit. To avoid cleaning costs, please smoke outside.

Dangerous Materials Nothing poisonous, corrosive, flammable, or explosive should be stored on the premises, with the exception of vehicle, camping-stove, and similar fuels in approved containers and of legal poisons such as insecticides in approved containers. Such containers must be stored away from areas of heat, away from flames, and away from food and food-preparation areas.

Basic Maintenance Tenant(s) is(are) responsible for basic household maintenance, such as:

- replacing lightbulbs and smoke-detector batteries
- cleaning the house regularly
- removing debris from drainage holes and access areas
- ensuring public areas such as walkways and stairs are unobstructed and safe
- fixing plugged-up drains, toilets, and garbage disposals (if normal remedies do not work in such cases, the Tenant(s) should then call the landlord)

- eliminating ants, rodents, and other pests using common methods such as ant traps and rat poison (normal remedies do not work in such cases, the Tenant(s) should then call the landlord)
- removing lint from the dryer's lint trap
- cleaning the in-sink garbage disposal periodically (running an orange's or lemon's peel through it will usually do the trick)
- cleaning the ovens, stove, and refrigerator periodically

The gardener will handle the watering system and landscape maintenance; Tenant(s) should not alter the watering system without prior permission.

Tenant(s) should notify the landlord immediately upon any damage or maintenance needs, so landlord can repair the issue without delay that might otherwise lead to further damage. In emergencies, if the landlord is unavailable, please bring in a contractor to fix the immediate issue and have the bill sent to the landlord or deduct the cost from the rent — be sure that the landlord is notified immediately in such cases.

Key Replacement If the Tenant(s) lose(s) key(s) to the premises, the Tenant(s) shall pay \$30 fee per lost key to have it replaced. If the Tenant(s) request(s) the house be re-keyed because of such loss, the Tenant(s) will pay the full cost of such work plus \$75.

Addition of Phone, Television, and Internet Services If you choose to add a second phone line, note that the house is wired to allow two lines per phone jack (for use with dual-line phones or with phone-line splitters). However, you require the landlord's permission if the additional phone service requires the installation of any cables or other devices in the house in a manner that requires drilling through walls or floors, or other modifications to the house itself or to its existing cabling.

The property has a satellite dish installed (single receiver/LNB system) that you may use if you choose to subscribe to satellite TV service. You need the landlord's permission, however, if any satellite service requires the installation of any cables or other devices in the house in a manner that requires drilling through walls or floors, or other modifications to the house itself or to the satellite dish and its location or to its existing cabling. Note that the property includes multiple satellite jacks but that only one may be used at a time; otherwise, the satellite signal may become degraded or nonfunctional. To use the satellite service, the connector under the house may need to be switched from the cable system to the satellite system.

The property also has cable TV lines installed that you may use to get cable TV services. You require the landlord's permission, however, if the cable service requires the installation of any cables or other devices in the house in a manner that requires drilling through walls or floors, or other modifications to the house itself or to its existing cabling. To use the cable service, the connector under the house may need to be switched from the satellite system to the cable system.

If you choose to add Internet access through a technology such as DSL or cable modems, note the house is wired with Ethernet connectors in most rooms, to allow networking of computer equipment via an installed hub (in the leftmost hall closet). That hub can be used to connect a fast Internet connection to the network, allowing multiple users access to that service (assuming the fast Internet service permits multiple users). (There is also a phone line wired near the hub to allow the installation of a DSL modem or router that connects to the hub. To install a cable modem, simply plug it into any of the Ethernet jacks in the house; there is one by each of the cable jacks.) However, you require the landlord's permission if the Internet service requires the installation of any cables or other devices in the house in a manner that requires drilling through walls or floors, or other modifications to the house itself or to its existing cabling.

Drainage and Watering Systems The property has an automated sprinkler system for maintaining the yard and landscaping. You should not modify or turn off this system, whose control box is in the garage. If there are questions or issues related to the watering system, contact the gardener, Emily Krause, at (805) 594-1045. The landlord will notify you if the gardener changes.

The property also has an extensive drainage system. You must keep clean the drain holes in the backyard's concrete walkway and in the lawn (ensuring the drain caps remain fastened and sweeping out accumulated leaves periodically is all that is needed), to prevent any water pooling that could enter the house. You are

responsible for any repair or cleanup caused by your abuse of these systems, including turning them off and not keeping them free of debris.

Semi-Annual Safety and Maintenance Update Note that every six months, you will be asked to complete a safety and maintenance check to help prevent safety or repair issues from occurring. Please return that promptly. And of course, notify the landlord immediately of any damage or issues as they arise.

Annual Safety Inspection Once a year, the landlord or property manager will conduct an on-site inspection of the house to check for any safety or repair issues that must be addressed.

Insurance You are strongly urged to purchase renters insurance, as if there is a manmade or natural disaster, or a crime such as burglary, your personal belongings and your loss of housing are *not* covered by the landlord's insurance.

Disputes among Tenants Landlord has no involvement in settling disputes among Tenants. Tenants shall decide themselves, for example, who uses which bedrooms, who chooses television programming, how joint bills are handled, how cleaning and household chores are divide, who may park where, and what schedules are used, if any, for common areas such as the yard, laundry, kitchen, and bathrooms. No dispute among Tenants is cause for violation of the lease Agreement.