



BENTLEY HOUSE

RULES & REGULATIONS

On behalf of The Statesman Group, LLP and our Team, we would like to thank you for choosing The Bentley House as your choice in *luxury living!*

Please enjoy this user-friendly version of our **House Rules and Guidelines** in order for you to respect your neighbors and appreciate the community amenities and services all while enjoying the exceptional lifestyle experience.

Congratulations...we look forward to serving you!

The Bentley House Rules and Guidelines

COMMON AREAS

The sidewalks, driveways, passages, halls and common areas shall not be obstructed nor used for any purpose other than ingress or egress from the community and its units.

All residents under the age of 16 must be accompanied by an adult when using the recreation and amenity facilities.

Bicycles, skateboards, scooters, roller-skates, rollerblades or any device of the like are not permitted in common areas, hallways, roof top patio, sidewalks or the parking garage.

PERSONAL PROPERTY

Tenants are solely responsible for their personal belongings wherever stored. Management strongly recommends that tenants obtain their own renters policy of

insurance to protect their personal property. Management nor management's insurance policy(ies) protect tenant's personal property.

Individual propane or gas grills stored on the roof top patio are to be kept neat clean and in proper working condition at all times. Management reserves the right to limit the number of individual gas grills stored on the roof top patio or discontinue the use and/or storage of individual grills on the rooftop at any time without notice. Landlord is not responsible for any damage caused to individual grills stored on the roof top patio nor responsible to tenant if any individual grill is lost or stolen. Tenants assume the risk of loss and damage by storing equipment on the roof top patio. Management will only provide propane for the Bentley House grill.

Individual exercise equipment stored in the gym must be kept neat and clean and in proper working condition at all times. Management reserves the right to limit the number of individual exercise machines or equipment stored in the gym area or discontinue the storage of individual machines or exercise equipment at any time without notice. Tenants storing personal exercise machines or equipment in the gym assume total risk of loss, damage and injury and agree to defend and indemnify Landlord from any and all claims arising from the stored equipment.

Tenants may store items in the parking garage within their assigned space subject to the condition that all items stored in the garage must not exceed 2' deep or the width of the assigned parking stall. All items stored can not be out in the open and must be stored in an approved gage or shed (can not exceed 2' deep or 7'2" in height) and placed up against the garage wall. If the storage shed exceeds 36" in height it cannot have a roof on it to meet fire code. No hazardous materials can be stored in the garage area at any time. Tenants assume the risk of loss or damage to items stored in the garage area. Landlord is not responsible for any items or personal property left unattended in the parking garage. Items not meeting the storage requirement are subject to disposal by Management after written warning. Costs associated with the disposal will be at the tenant's sole cost and expense.

Tenants may place and small plant, appropriate welcome mat, or approved entry structure/vase outside their unit door. However, no object placed may impede access to the common area hallways and management reserves the right to reject any item placed in the hallway for any reason. Management is not responsible for damage or stolen items left unattended in the common area hallways.

SMOKING POLICY

Bentley House is a smoke free property. No smoking is per permitted inside the building, including individual rented units. Smoking is only allowed outside of the property and at least 20 feet from the building.

BEHAVIOR

Noisy, disorderly, illegal or offensive conduct or conduct that is annoying or disturbing to other tenants will not be tolerated and may be grounds for termination of occupancy. At no time shall the noise level exceed the boundaries of your leased unit.

City ordinance maintains a curfew law. This law also applies to this community.

MOVE-IN / MOVE-OUT HOURS

Move-in hours are from 8:00 am to 8:00 pm. There are scheduled 4 hour time slots in the morning, afternoon and evening. All move-ins and move-outs **MUST** be scheduled with the a representative of Landlord in advance so that proper elevator and building protections can be hung and move-in or move-out paperwork completed. **NO EXCEPTIONS!**

PETS

A limited number of domestic Pets are allowed with prior approval by Landlord, payment of a non-refundable Pet deposit, current licensure and/or tags and proper inoculations. See Lease Agreement for more information and requirements regarding Pets. No pets consider by management to be a dangerous breed will be allowed at Bentley House. Tenants assume absolute responsibility for the behavior of their pet(s) housed at Bentley House and agree to defend and indemnify Landlord against any loss, damage or injury caused by their pet(s).

Tenant(s) are responsible for picking up after their pet and disposing of waste properly. Any tenant reported or caught not picking up after their pet will be issued a written warning by management. After two (2) warnings, the tenant's pet authority will be revoked and the pet will need to be removed from the premises.

All pets must be kept on leash at all times - no exceptions. All violators will be issued a written warning. After two (2) warnings, the tenant's pet authority will be revoked and the pet will need to be removed from the premises.

Pets (other than guide dogs, certified therapy dogs or the like) are not **ALLOWED** in the elevator under any circumstance. Tenants reported or caught using the elevator with their pet will be issued a written warning by management. After two (2) warnings, the tenant's pet authority will be revoked and the pet will be asked to be removed from the premises. Pet owners should use the stairs to access their units on upper floors.

GUESTS

Overnight guests must be limited to two persons and for no more than 3 nights only; except by prior permission of Landlord. Contact management to learn more about reserving one of the beautiful guest suites for your overnight visitor.

All guests must be accompanied by a tenant at all times. Guests are required to follow the rules of the community. Tenants will be held responsible for the actions of their guests.

Guest parking is on Pine Cone Drive if no outside spaces are available.

Reserved parties in the amenity areas which will exceed the number of guests allowed per/tenant must be pre-approved by management. Tenants will be held responsible for the actions of their guests whether invited or not. Any damage caused to the amenity area(s) following a Tenant hosted party will be at the Tenant's sole cost and expense.

UNIT MAINTENANCE

For service requests, please contact the management office at (425) 830-8971, stop by during normal office hours. If you have an after hours emergency requiring immediate assistance, please call (425) 830-8971, the local police and/or 911.

Tenants are responsible for unclogging toilets that are not caused by a main line back-up. Any damage resulting from clogged toilets or overflowing sinks or bathtubs which are caused by the Tenant shall be the responsibility of the Tenant. Feminine products or any type of baby wipes cannot be flushed down the toilets.

All garbage must be placed in garbage room located on level 1. No garbage may be placed outside in the hallways at any time. Littering is also prohibited.

Appliances are provided for Tenant's convenience only. Tenant shall maintain and keep said appliances in clean and good condition, including handles, knobs, burners, shelves, etc. If any appliances stop working, tenant shall notify management immediately, and management will have the appliances repaired as soon as possible. Owner/management shall not be responsible for any food loss or inconvenience caused by the lapse in time from breakage to repair or replacement of appliance.

PARKING AND GARAGE RULES

Each leased unit comes with two door openers, two card access keys, and two assigned parking stalls. Tenants will be charged the replacement value for any lost or stolen door opener or card key.

Vehicles must be properly maintained and in operating condition and have current tags and registration. No boats, RVs or commercial vehicles shall be permitted on the property unless stored in a rented vault. Vehicles left unattended and stored without permission for 72 hours or more, will be cited and/or removed from the property at the vehicle owner's expense.

Areas shown or marked "Fire Zone" are no parking zones. Any car parked in a fire zone or any marked Tow-Away zone will be towed immediately, without warning, at the vehicle owner's expense. Outside handicap parking is for vehicles displaying the proper tags only. Any car parked in a handicap zone without proper tags will be towed immediately, without warning, at the vehicle owner's expense.

No vehicle is permitted to be parked under the entrance canopy for more than 15 minutes.

Parking in the underground Parkade is assigned. Any vehicles parking in spaces, other than the one(s) assigned to the residence, will be towed at the vehicle owner's expense.

Repairs to vehicles are restricted to flat tires, battery or jump-starts on the premises. No other repairs to vehicles are permitted. Washing of vehicles is not permitted on the property. **NO CHANGING OF FLUIDS AT ANY TIME.** Tenants will be responsible to clean up any oil or gas spills caused by their vehicle.

Maximum allowable speed in the community is 5 MPH. Please keep noise/music while in the parking area at a level which does not disturb the quiet enjoyment of other residents. Open alcoholic beverages and/or glass containers of any kind are not permitted in the parking lots, including the garage.

Tenants are not allowed to park in outside spaces overnight or for prolonged periods of time unless approved by management and issued a parking pass. Outside spaces are reserved for guest parking only. Violators will be cited and the vehicle(s) will be subject to tow.

RECREATION AMENITIES RULES AND REGULATIONS

Gym hours are from 5:00 AM to 10:00 PM daily. Proper attire must be worn at all times in the gym area.

Billiards room and theater hours are from 7:00 AM to 10:00 PM.

Managements reserves the right to change hours of operations for recreation amenities at any time and without notice.

Persons under 16 years of age must be accompanied by an adult at all times. Children may NOT watch other children.

All guests must be accompanied by a tenant at all times. Guests are expected to follow gym and community rules. Parties in the amenity areas must be pre-approved by management. Tenants will be held responsible for the actions of their guests whether invited or not.

No glass containers, alcoholic beverages or food is permitted in the gym area.

Any noise which causes a disturbance to other residents will not be tolerated. No running, shoving, pushing or "Horseplay" is permitted in the gym area or in the common areas. Radios, pets or bicycles are not allowed at any time.

WARNING! All persons using the gym, exercise equipment or other amenities do so at their own risk. Owners and management are not responsible for accidents or injuries. Management reserves the right to limit the use of the gym or exercise equipment or other amenities to anyone for violation of the rules.

COMMUNIATION FORMS

To better serve our Tenants, we ask that tenants complete a Tenant Communication Form available in the management office or accessible on-line at www.bentleyhouseliving.com.

ADDITIONAL INFORMATION

Sheets, cardboard or any other banner or logo may not be hung or displayed in the windows or doors so they may be visible from the outside.

These Rules and Procedures are subject to change or supplementation at any time without notice. These rules will be posted on our website at www.bentleyhouseliving.com.

