

The Villas @ Foxbrick

Community Policies

Office Hours M-F 8:30-5:30; Sat 9-5 Sun Closed

7160 Foxbrick Lane, Humble, TX 77338 Phone: 281-446-3700

The following policies have been designed to help maintain the appearance of your apartment home and quality of service. We ask you to read this carefully and give your full cooperation to make your home a better place to live and one in which to take pride. These policies are intended to protect each resident's health, safety, and comfort and to preserve the appearance of the apartment community. PLEASE READ THIS CAREFULLY. THESE POLICIES ARE A PART OF YOUR LEASE CONTRACT.

- 1) RENT: Rent is due on the first (1st) day of each month. Late fees begin on the fourth (4th) day of the month.** All court fees will be applied to your balance. NO CASH is ever accepted in the office or kept on property. You can pay through our App with your checking account for free or your credit/debit card for a 2.99% fee.
- 2) SERVICE REQUEST:** All service requests are to be turned in through the Buildium App. False emergency requests will result in a penalty of a \$75. charge. For emergency maintenance requests submit a request via the App or text. If you require lockout service after business hours there will be a \$75 fee.
- 3) MUSIC AND NOISE: Please keep your music, T.V. and computer volumes at a moderate level.** Remember that it is for your pleasure and your neighbors may not appreciate your choice of music. Also, you must keep your surround sound and bass at moderate levels. **NO LOUD MUSIC, STOMPING IE: WALKING HARD, LOUD ACTIVITIES ETC. AFTER 9PM. PLEASE REMEMBER IF YOU ARE ON A SECOND OR THIRD FLOOR: PEOPLE LIVE BELOW YOU AND ALSO PAY RENT TO LIVE HERE. So please be courteous.**
- 4) LOCKS:** No additional locks shall be affixed to any door except with the written consent of the Management. All glass, locks, and trimmings in or upon the doors and/or windows shall not be broken. If any part is broken through the fault of the resident or guest, the resident should report the breakage to Management immediately and the broken fixture shall immediately be replaced or repaired and put in order under the direction of and to the satisfaction of the Management at the sole expense of the resident. Residents may not change apartment door locks at any time. If you request that we change your apartment door locks, you will be charged a fee of \$75.00. If it is necessary to issue you an additional key to your apartment, you will be charged \$25.00.
- 5) WINDOWS:** Aluminum foil, poster or cardboard may not be placed in or over windows. You may hang your own window coverings; however, all backing must be white to assure a uniform appearance throughout the property.

6) BALCONIES AND PATIOS: NO TRASH ON THE PATIO. Please keep your balconies and patios free of debris such as, but not limited to: packing boxes, rugs, plastic tote boxes, tires exercise equipment, weights, trash, upholstered furniture, brooms, mops, and toys. MANAGEMENT STRICTLY ENFORCES THE ORDERLY APPEARANCE OF ALL THE BALCONIES AND PATIOS and will only permit such items as LIVING PLANTS, IRON, WICKER, AND PLASTIC FURNITURE. PLEASE DO NOT HANG TARPS, SHEETS, COMFORTERS OR ANYTHING UNSIGHTLY TO COVER YOUR PATIO. USE ONLY PRE-APPROVED MATERIALS LIKE SCREEN OR BAMBOO.

7) COMMON AREA RESPONSIBILITY: The resident is responsible for all damage to the premises, staircases, hallways, and lawns caused by the resident or resident's guest. DO NOT loiter or smoke in hallways or staircases!

8) SMOKING: Smoking is PROHIBITED INSIDE APARTMENTS! Do not smoke anything in your apartment. Including, but not limited to cigarettes, e-cigs, hookahs, or Marijuana. Smoking inside the units can and will result in Eviction.

9) SWIMMING POOL(S): All residents will be privileged to use the swimming pool jointly with other residents. The pool is open every day from 9:00 a.m. to 9:00 p.m. The swimming pool is provided for the pleasure of residents and their guests. The Management and owner disclaim any responsibility for injury resulting from using the pool. The Resident Manager may close the pool or withdraw the privilege of using the pool from any person at any time deemed necessary.

To provide a pleasant pool environment for all residents the following rules are to be followed:

- No resident is allowed more than two (2) guests at the pool and resident must accompany guests.
- No children under 18 years of age may swim without visible adult supervision by a lease holder.
- The conduct of people using the pool shall not endanger the health or safety of others.
- No glass or food is permitted in the pool area.
- Pets are not permitted in the pool or in the area around the pool.
- Fabrics that are not designed as swimming apparel will tend to fade and fall apart in chlorinated water and are hazardous to the mechanical well-being of the pool. For this reason, swimmers must wear bathing suits rather than street clothes or cut-offs. THE PROPER SWIMMING ATTIRE IS STRICTLY ENFORCED.
- No running, horseplay, or loud music is allowed in or around the pool.
- NO LIFEGUARD IS ON DUTY. ABSOLUTELY NO DIVING.
- NO POOL PARTIES/COOK OUTS are permitted.
- CALL 911 IN THE EVENT OF AN EMERGENCY.

10) FITNESS CENTER: NO ONE UNDER THE AGE OF EIGHTEEN (18) YEARS OF AGE IS ALLOWED IN THE FITNESS CENTER. APPROPRIATE WORK-OUT ATTIRE IS REQUIRED. Use the equipment at YOUR OWN RISK. Only one (1) guest is allowed per resident. A GUEST MUST always be

accompanied by the resident. NO SMOKING, FOOD OR DRINKING (other than water) IN THE FITNESS CENTER. NO PETS ARE EVER ALLOWED INSIDE THE FITNESS CENTER. Please be considerate and use earbuds for your music. Any misuse of equipment will result in loss of access privileges and possible legal action taken. ALWAYS CALL 911 FOR EMERGENCIES.

11) TRASH: All trash must be placed in the dumpsters. Please do not leave your trash outside of your apartment door or place it outside of the dumpsters. IF GARBAGE BAGS ARE FOUND OUTSIDE YOUR FRONT DOOR OR PATIO DOOR, YOU WILL BE CHARGED \$25.00.

12) LIGHTS: Each apartment is leased with a full set of working light bulbs. Replacement is the resident's responsibility. Management will not replace light bulbs inside the apartment.

13) STOVE: Each apartment is leased with a full set of new drip pans. Resident is responsible for the cleaning and replacing of the drip pans as needed. If you request management to replace the drip pans the charge is \$45. For glass stoves, if you do not maintain it properly and break it, the cost is \$299.00.

14) PETS: Dogs, cats or other pets shall not be permitted on the premises without the express written permission of Management. Absolutely no violent breed pets are accepted on the premises. WHEN YOUR PET IS OUTSIDE OF YOUR HOME IT MUST BE ON A LEASH. IT IS YOUR RESPONSIBILITY TO PICK UP AFTER YOUR PET. ABSOLUTELY DO NOT LET YOUR PET DEFECATE ON THE PATIO. IF IT IS FOUND THAT YOU LEAVE YOUR PET TO DEFECATE ON THE PATIO/BALCONY YOU WILL BE FINED \$50 FOR EACH OCCURANCE. Management reserves the right to revoke the privilege of having dogs, cats, or pets of any kind in any apartment or on the premises. Any disturbance by any pet, which annoys residents, interferes with their peace, quiet, and comfort and/or is classified as objectionable will be subject to whatever action that Management desires or deems proper to enforce. Damage and cleanup are the responsibility of the resident. Exotic pets such as snakes, rodents, uncaged birds, reptiles, insects, and spiders will need to be approved through management. NO GUEST PETS WILL BE ALLOWED ON THE PREMESIS, YOU WILL BE CHARGED THE \$100 VIOLATION FEE + \$10 PER DAY UNTIL THE ANAMAL IS REMOVED. FURTHERMORE, IF YOU BRING AN ANIMAL YOU INTEND TO KEEP AND DO NOT NOTIFY THE OFFICE YOU WILL BE CHARGED THE \$100 VIOLATION FEE AND THE \$300 PET FEE DUE IMMEDIATELY. There will be a non-refundable pet fee of \$300, pet deposit of \$150 and monthly pet rent of \$20. Other pet charges will apply for excessive pet damage.

15) GRILLS: NO GRILLING ON PATIO OR BALCONIES. Gas grills, charcoal grills, and Turkey fryers, MUST BE KEPT (10) FEET AWAY FROM THE BUILDING AT ALL TIMES. DO NOT PUT YOUR COALS IN YOUR TRASH CONTAINER, DUMPSTER OR ON GRASSY AREAS AS THIS MAY CAUSE A FIRE.

16) SATELLITES: Must check with the office first and pay the \$200 Satellite fee prior to installation.

17) PARKING AND CARPORTS: The property cannot be used for storage of unused, damaged, or non-working vehicles. Covered parking is reserved for residents that pay \$35 a month per

space. IF YOU DO NOT PAY FOR A COVERED PARKING SPACE, AND YOU ARE PARKING THERE, YOUR VEHICLE WILL BE TOWED AT YOUR EXPENSE.

- Parking is not allowed on the grass, sidewalks, in front of trash bins, fire zones, or other spaces reserved for other residents or handicapped persons.
- Motorcycles should only be parked in designated parking areas
- Under no circumstances should motorcycles or fuel powered vehicles be kept inside an apartment, patio, balcony or on sidewalks because this creates a fire hazard.
- No vehicles with expired license plates or expired inspection stickers or with flat tires or other mechanical problems are allowed on the premises.
- Management reserves the right to tow away any vehicle which is improperly parked at the vehicle owner's expense.
- Car washing, oil changes and mechanical work are not permitted on the premises.
- The speed limit within the apartment property is 5 mph.
- The make model and license number must be registered at the manager's office for each automobile owned.
- No campers, recreational vehicles, wave runners, jet skis, boats, trailers, or oversized trucks allowed, not even under carports.

18) GATE ACCESS: Two gate fobs are provided to each move in. Replacements are \$75. One phone number for each apartment will be programmed to the gate to allow residents to open the gate remotely for guests. If you need to change this number, the cost is \$10.

19) SEE SOMETHING SAY SOMETHING: If you see something say something right when it happens, do not wait until the next day or a week. Text us immediately. If you don't know how to contact the office via text come into the office and we'll get you set up.

Resident: _____

Resident: _____

Manager: _____

Manager: _____