RULES AND REGULATIONS FOR THE HARPER

A. GENERAL USE

1. Tenant personal property must remain within its leased space and not in any common area.
2. Tenant guests must register with the Front Desk or Management to access the property.
3. Smoking is strictly prohibited inside the building and within twenty-five feet of *The Harper*.
4. No auction/sale may occur on property without the prior written consent of Management.
5. No outdoor cooking is permitted unless using the designated grill in *Harper Park*.
6. Only securely tied 13-gallon bags may be deposited in the trash and recycling chutes.
7. No wheeled vehicles (bikes, scooters) may be ridden on property except for medical reasons.
8. Tenant balconies and terraces must remain clean and free of debris.
9. Nothing may be hung or displayed on the exterior, including laundry, signs, awnings, antennas or dishes.
10. Approval by Management is required prior to making any apartment modification including paint and/or fixture installation.
11. Any contractors, agents, or vendors must be pre-approved and must provide an approved Certificate of Insurance to Management before performing any work on the property.
12. Water beds/furniture are prohibited.
13. Residents are forbidden to access the roof, basement or mechanical areas.
14. Solicitors are not permitted on the Property.
15. Residents must wear shoes in all common areas.
16. Residents will be issued two sets of keys/fobs per Unit. Additional keys/fobs may be made available for a fee.
17. Residents may not alter any lock or install locks, knockers, bells/cameras on any door.
18. For security reasons, Residents must pick up all deliveries in the lobby.

B. PETS

1. Animals are not allowed on property without a signed Lease Pet Addendum.
2. Pets must be leashed by an adult resident whenever outside the apartment.
3. Pets are not permitted in any common areas aside from the lobby, elevators, 3rd floor Dog Run and Grooming Station, and the leased unit's corridor.
4. Residents must clean up after their pets in and around the property. Failure to do so is a default under the Pet Addendum and will also result in a cleaning fee.

C. MOVING

1. Residents must schedule freight elevator and loading dock use with Management in advance.
2. A Resident must be present during move-in and move-out of their Unit.
3. Move-ins and move-outs must occur through the building's loading dock accessible from 20th Street.
4. Movers must provide an approved Certificate of Insurance to Management before making any move on the property.

D. AMENITY SPACES

1. Residents are limited to five (5) guests per unit in the Amenity Spaces.
2. Any gathering exceeding five (5) guests in an Amenity Space must be coordinated through Management in advance. Failure to do so is a default under the lease and will also result in additional fees.
3. For safety and liability reasons, minors are not permitted in Amenity Spaces without the full-time company of an adult who is listed on the apartment lease.
4. Quiet hours are 9:00 PM to 8:00 AM Sunday through Thursday and 10:00 PM to 9:00 AM Friday through Saturday.
5. Loud music is not permitted in any of the Amenity Spaces.
6. Residents are responsible for removal of all trash and personal items.
7. Excessive use of alcohol is prohibited within all Amenity Spaces. Kegs are prohibited.

E. SWIMMING POOL

1. There is no lifeguard on duty. Swim at your own risk.
2. Swimming Hours are 7:00 AM to 10:00 PM.
3. No glass bottles, kegs, or containers are permitted in or around the pool and pool deck.
4. No diving, running or ball playing in or around the pool and pool deck.
5. Residents may not use the swimming pool for swimming lessons.
6. For safety and liability reasons, minors are not permitted in the pool and pool deck without the full-time company of an adult who is listed on the apartment lease.

F. HARPER PARK

1. Animals are not allowed within *Harper Park*.
2. *Harper Park* is open 24/7 for residents.
3. Residents must clean the grill with a wire brush and dispose of all grease in a sealed container after each use.
4. The grill and fire-pit must be turned off after each use.
5. No glass bottles, kegs, or containers are permitted at any time.
6. No running or ball playing in *Harper Park*.

G. FITNESS CENTER

1. This is a designated space for residents to exercise. No loitering is permitted.
2. No cell phone use.
3. No speakers.
4. Proper gym attire required (no jeans or boots).
5. Proper use of equipment required.
6. For safety and liability reasons, minors are not permitted in the Fitness Center without the full-time company of an adult who is listed on the apartment lease.
7. Return all weights and equipment to proper place after use.
8. Wipe down all equipment after use.
9. No dropping weights.
10. No food or glass bottles or containers are permitted at any time.