



BAYTOWNE APARTMENTS

1000 BAYTOWNE DRIVE
CHAMPAIGN, ILLINOIS 61822
PHONE: (217) 352-1000

RULES AND REGULATIONS

The following rules and regulations are for the benefit of you and your neighbors. We anticipate and require your cooperation in order to maintain an enjoyable community and our reputation as a quality residential development.

Resident, their guests, and other occupants shall comply with all written rules and regulations, which shall be considered part of the Lease and are incorporated therein by reference. At the sole discretion of the Owner, any rules and regulations may be modified, altered or revised at any time. Any such modification, alteration, or revision will become effective seventy-two (72) hours after being posted in a conspicuous place.

1. Nothing shall be done in or about the Apartment Community which is unlawful or will interfere with the rights, comforts, or convenience of other persons lawfully in the Apartment Community.
2. No disturbing noise shall be made at any time and no musical instrument, radio, television, phonograph, etc. shall be operated in a manner that is disturbing or annoying to other persons in the Apartment Community.
3. Resident, their guests, or other occupants shall be properly attired when appearing in any of the public areas in or about the Apartment Community.
4. No vehicle should be parked on the grass, sidewalks, etc. at any time. Parking of vehicles is allowed only in the areas provided for such purpose.
5. Under no circumstances will anyone be allowed to repair, work on, or change oil in any motor vehicle anywhere on the apartment grounds.
6. No inoperable vehicles of any type are to be kept on the apartment grounds. ANY vehicle with an expired license sticker or plate will be towed away at the owner of the vehicle's expense.
7. No campers, boats, trailers, recreational vehicles, or commercial vehicles are to be parked on BAYTOWNE Apartments' property without written consent of BAYTOWNE.
8. Any vehicles disturbing to other persons in the Apartment Community are expressly prohibited.
9. No sign, advertisement, notice, or other lettering shall be exhibited, painted, or affixed by any Resident, occupant, or guest to any part of the outside or inside of any building or the fixtures on the apartment grounds.
10. No radio or television aerials or wires shall be erected in or about the premises.
11. No satellite may be installed without written consent from manager. All satellite installation must conform to management standards.
12. Nothing is to be attached to building pipes, gutters, or air conditioner supports by chain or otherwise.
13. No additional cable or telephone outlets are to be installed unless given prior written permission by BAYTOWNE.
14. No mutilation or defacing of trees, shrubs, flowers, fencing, or buildings will be permitted.
15. No equipment may be moved from any part of the building. All equipment must be permanently retained in the original location.
16. The storage or possession of kerosene, gasoline, or other flammable or explosive agents is strictly prohibited.
17. No personal property is to be stored on the outside of the apartments.
18. Front and back doors to the apartments are to be kept unobstructed at all times.

19. NO LITTERING. Garbage shall be disposed of only in appropriate receptacles. No garbage or refuse shall be placed on the floor or ground by trash container. There will be a \$20 charge for taking your garbage to the dumpster if it's left outside your apartment. Boxes of any size must be broken down. No playing or rummaging in dumpster.
20. Resident, their guests, or other occupants shall not allow anything whatsoever to fall from any windows, porches, etc.
21. No window or door shall be covered by aluminum foil, sheets, blankets, or other materials not manufactured for such purpose.
22. All window coverings must be white or lined in white.
23. No clothes lines are allowed on BAYTOWNE Apartments' property or the drying of clothes or laundry from racks or rails where visible from the outside of Resident's apartment.
24. Pouring of grease or like substances into sinks or toilets is forbidden.
25. Toilets, drains, and other equipment shall be used only for the purpose for which they are intended.
26. **In the event of a lock-out, a fee of \$10.00 will be charged for borrowing a key if the key is returned in 30 minutes. \$35.00 if returned after 30 minutes. A \$25.00 charge will be made for replacing a lost key. There will be a charge of \$100 for changing the locks on the apartment.**
27. Deliveries requiring entrance to the Resident's apartment will not be accepted. BAYTOWNE will not be responsible or assume any liability for the condition in which deliveries are made or received.
28. Employees and management of BAYTOWNE are not authorized to accept packages, keys, money (except that due under the terms of the Lease), or articles of any description from or for the benefit of the Resident. BAYTOWNE does not assume any liability or responsibility for loss of or damage to any such items left with employees or management.
29. Any signs, rules, or regulations posted on the premises by BAYTOWNE are to be strictly adhered to.
30. Rules and regulations posted pertaining to the lake, swimming, and garage areas are in addition to the foregoing rules and regulations.
31. No general solicitation will be permitted in the BAYTOWNE Apartment Community. Any recognized solicitors may be given written authorization by BAYTOWNE. Any unauthorized solicitors should be instructed to leave.
32. For routine maintenance, please call BAYTOWNE. Water leaks or equipment malfunctions should be reported promptly to avoid inconvenience or damage.
33. The feeding or housing of wild fowl or wild animals by residents and/or their guests is strictly prohibited within Baytowne Apartments.
34. State fire codes prohibit the use or storage of any gas or charcoal grills within 10 feet of any residential property. Accordingly, the use or storage of any gas or charcoal grill on any patio, stoop, balcony, terrace, landing, or any like area is prohibited. The use of gas or charcoal grills are only allowed where permitted. Also, please dispose of grilling material in permitted areas. Please contact the management office for these areas.
35. The Illinois Electronic Products Recycling and Reuse act prohibits disposing of unwanted electronics in regular trash for burial in landfills starting January 1, 2012. This includes televisions, computers, monitors, printers, keyboards, DVRs, etc.
36. Disposal of automobile tires in or around any trash receptacle is strictly prohibited.

Resident (Jointly and Severally):

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DATE

DATE