

**RULES AND REGULATIONS FOR ALL TENANTS OF  
UNIVERSITY HEIGHTS APARTMENTS**

1. The consumption or drinking of alcoholic beverages, beer or wine outside of the apartment units is prohibited.
2. There will be a strict limit of 10 people allowed in any one apartment at any one time.
3. No loud music or disturbance of any kind is permitted after 11:00 p.m. on any night.
4. No loitering in the parking lot.
5. No parking on any grassy area or anywhere other than marked parking spaces.
6. Bicycles are to be kept at bike rack only and not in any other areas.
7. All garbage must be placed inside the dumpster and all garbage must be put in plastic garbage bags and tied tightly.
8. No garbage, garbage cans, or any personal items shall be left anywhere in the stairwells.
9. **NO LITTERING!!!**...on the property or on any surrounding property. The placement of any garbage or trash in anything other than approved containers, or outside the dumpster, is in violation of this policy and the tenant shall be considered littering.
10. No pedestrian traffic in or on any landscaped area.
11. No tenant shall create, or participate in, any disturbance, fight or any other activity, which disturbs the peace and quiet enjoyment of University Heights Apartments, or any part thereof.
12. Any problems, questions, or complaints should be directed to your Property Manager, Brad Lewis at 304-283-5192 or 304-876-3737. If you are unable to contact Brad, call the owner Van Lane at 540-815-9683. If you have any maintenance emergency, please contact Raymond Staubs at 304-279-3809.
13. **No Pets!!!** University Heights Apartments will not allow our tenants to have pets at any time.
14. These rules and regulations may be amended from time to time. You are advised to periodically check outside the manager's office for any changes that may affect you. We will have a folder with complaint forms available should you wish to inform us of any violations of these rules or discuss with us any problems you would like to address with the managers. It will be located on the door of the manager's office and complaints can be put in the mail slot of the manager's office.

Any tenant involved in creating or causing a disturbance involving, or requiring police presence or any tenant involved in violating any of the rules noted above may be subject to immediate eviction at the discretion of the landlord.

I have read and agree to all of the above rules and regulations. I understand that should I be involved in violating any of these rules it may result in my eviction.

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Printed Name of Tenant

\_\_\_\_\_  
Date