

Community Rules & Regulations

1. Rent is always due and payable on or before the Monday of each new week. For further information regarding rent payment.
2. Emergency maintenance requests can be reported any time by calling 508-333-7791 or by visiting our website www.stonehorseshotel.com and speaking with the office staff. If you feel you are in imminent danger, please call 911 immediately. Please do not email emergency requests. If the issue is after business hours and emergent in nature, according to our policies. Emergency requests are as follows:
 - a. No hot water
 - b. No heat
 - c. No electricity
 - d. Broken windows
 - e. Fires
 - f. Floods
 - g. Sewer back-ups
 - h. Gas leaks
 - i. Security door lock issues (entry and apartment doors)
 - j. Clogged toilets (if the apartment has only one)
 - k. Lock-outs (additional fees may apply)
 - l. Refrigerator issues (where loss of food could occur)
 - m. Emergency pull cords (where provided)
 - n. Natural disasters
 - o. Water leaks (where harm to resident or property could occur)
 - p. Trash compactor backups
3. The extermination process is an essential service and requires complete and total cooperation from all residents. Under no circumstances should a resident attempt to remedy a pest problem with household products or by hiring their own exterminator. If a resident notices any pest problem, it must be reported to Management no later than five (5) days from when the problem was first noticed. Upon receiving prior written notice from Management, residents must properly prepare their unit for extermination. If residents fail to cooperate, Management may charge the resident for the costs of the fees incurred as a result of the failed extermination.
4. Management is not responsible for the delivery of any external services or goods to the resident's unit.
5. For your safety, the use of personal grills of any type is prohibited on the property except in areas designated by Management.
6. Resident may not install dishwashers, washing machines, bidets, dryers, freezers, air-conditioning units or other appliances in the apartment without prior approval from Management.
7. Keeping combustible or flammable materials in a unit, common area or vehicles parked on the premises is prohibited.
8. Smoking is strictly prohibited inside of the buildings, there are designated smoking areas outside of the buildings.
9. The consumption of alcoholic beverages and/or controlled substances by either residents or their guests in public areas is strictly prohibited. In addition, no resident shall use, permit the use of, or maintain on the premises any drugs or controlled substances in contravention of the Laws of the United States or applicable State law.
10. Loitering is prohibited in the hallways, stairwells, lobbies, and all other common areas not designated.
11. Residents may not prop open any building access doors at any time for any reason.
12. Residents may not enter or attempt to enter the building's roof, machinery, or any other unauthorized location except in the case of an emergency.
13. Residents are responsible for the actions of their visitors, guests, contractors, agents, licensees, and the like. Overnight guests are allowed for fourteen (14) days each, consecutive or non-consecutive, of the



entire year. Guests staying longer than fourteen (14) days without approval will be considered illegal occupants.

14. Residents are prohibited from playing in any common areas. They must play in designated play areas. The climbing of trees/bushes and the picking of flowers are also prohibited.
15. Residents shall not operate any businesses in or from the property, nor shall they post any notices, announcements, brochures, etc. without the written approval of Management.
16. Please refer to the **Parking Rules and Regulations** for a complete list of parking policies. Any vehicle in breach of the policies laid forth in said addendum will be subject to tow at the risk and expense of the vehicle's owner.
17. Residents shall reasonably cooperate with the Manager when the Manager enters the Premises pursuant to the Lease or otherwise enters in accordance with law, as follows: (a) by making easily accessible any areas in need of maintenance or repair, including moving personal items that may be blocking access, (b) by being courteous and appropriately clothed (i.e., avoiding nudity or partial nudity in plain view), and (c) by following any reasonable instructions by Manager in order to facilitate such lawful access.
18. Quiet hours at the community are from 10:00 PM to 8:00 AM. Residents should be respectful of their neighbors. No excessive disturbing noise (disruption of "Quiet Enjoyment") in the building, or on the community, by him/herself, his/her family, guests, or visitors, is permitted. Nor do we allow anything to be done by such persons that will interfere with the right, comforts or convenience of other Residents. Resident shall not disturb the quiet enjoyment of other occupants in the community.
19. Only those individuals listed as residents on the lease may receive mail at the property. Those residents found permitting individuals to use a property address for non-residential receipt of mail may jeopardize their tenancy.
20. All residents are expected to maintain an environment of respectful composure when interacting with staff and other residents.

