



1724 East Wooster, Bowling Green, Oh 43402
phone/fax 419-354-0070
website: ShamrockBG.com

CONDO RULES AND REGULATIONS

1. If Lessee's rent and deposit are not paid by the first day of the lease, the lease may be declared null and void, by Shamrock Management only. The deposit will be forfeited to the Lessor.
2. Lessee shall not make alterations without written consent of the Lessor. Lessor shall be responsible for all normal repair and maintenance to the premises, and rents shall not be adjusted during the interruption or failure of equipment where such is beyond his control, and does not exceed a reasonable time for repairs.
3. The use of mirror, cork tile, wallpaper or paint is not permitted. Any damage to walls from this will be charged to the Lessee. You may hang decorative items, but be aware that holes must be filled and painted. The paint must match the rest of the wall including natural fading, which may mean the entire wall will need painted.
4. Do not leave grills, bicycles, or yard materials (such as pools or swing sets) in front of units. The patios must be kept clean at all times.
5. Do not grill on the wood decks on the second floor. If you decide to grill make sure you are careful not to melt the siding on the building.
6. No household articles of bulk weight, including but not limited to waterbeds, pianos, cement blocks or beams shall be permitted in the premises without proof of insurance and written approval.
7. It is the duty of the Lessees of the building to not damage or allow foreseeable and reckless damage to occur to public areas of the building. Lessee will be charged in the event of vandalism, less any insurance recovery.
8. Lessor shall not be responsible for items left in the premises after the expiration of said lease.
9. **PARKING:** It is expressly understood and agreed that parking spaces are limited to private vehicles and that Lessee shall have no right to store any vehicles, boats, trailers, or other property in the parking lot. A car that has not moved in 14 days is considered not in use. Any car not in use must be moved to an approved out-of-the-way area. If the car is not moved, in a reasonable time, we will tow it at the owner's expense. Lessee further agrees that any vehicles owned by Lessee remaining on the property after termination of lease may be immediately removed by the lessor with full immunity from damage or cost of such removal. Parking is available but not guaranteed.
10. Lessee shall immediately report any water or gas leaks or malfunctions in the electrical systems. Lessee shall also report any roof damage or other significant damage or injury to the premises. Lessee shall also report evidence of any insects, rodents, etc. Management will be glad to assist in eliminating rodents and bugs, but the tenant is ultimately responsible.
11. Lessee agrees to pay for removal of any foreign objects from toilet or drain lines.
12. No pets are allowed without Lessor approval and pet fee. Pet fees are nonrefundable. No portion of the pet fee will be used in any way with security deposit.
13. Lessee shall be responsible for all things under his control including damaged or broken doors, locks, glass, and screens. Lessee agrees to pay for repairs or the replacement of any damaged or abused parts of furnished appliances, fixtures, carpets, furniture, and blinds. Your carpet must be regularly vacuumed and shampooed.
14. Lessee agrees to allow Lessor to enter premises to show the condominium to prospective tenants at reasonable hours. A representative from Shamrock Village will be present during the showing.

15. Tenants agree not to display any signs (beer, street, political, etc.) in lawns or windows. Small, tasteful decorations are ok as long as it is within a reasonable period of that holiday (no all year Christmas lights, etc.).
16. Satellite dishes require approval. They must be removed at end of lease along with any cable, etc.
17. There is a \$25.00 charge for lockout keys after hours. The \$25.00 will be due with your next rent payment. We will be happy to supply another key to anyone who wants to hide it or give it to a neighbor. Lessee shall not make copies of keys without the express consent of the Lessor.
18. The premises shall be used by the Lessee as a dwelling for those persons listed on the rental application and lease only. Any other persons found to occupy the dwelling shall be, together with all persons on the lease, charged at the rate of \$30.00 per day from the beginning of said occupancy.
19. A \$20.00 charge will be assessed for each hour the Lessee occupies the premises after the lease has expired.
20. In buildings that are air conditioned, Lessor will try to keep the unit in working order, but will not guarantee. If a unit stops working, it will be repaired in a reasonable time.
21. Tenants are responsible for light bulb replacement after moving in, excluding ceiling fan in the townhouses and outside lighting. In addition, tenant is responsible for replacing and checking smoke alarm batteries regularly during the duration of the lease. The smoke alarms are hardwired to the condo and have a backup battery. If you replace the battery be careful not to disconnect the hardwire, if you have any trouble, call the office.
22. No more than 8 persons, including tenants and guests, will be allowed in the dwelling at any time. Complex parties are not permitted. All parties must be contained within the premises of the unit. No common areas may be used and in the event Lessee violated this clause, Lessor shall assess any damage and/or clean-up costs, or any other costs to Lessee. Absolutely NO KEGS are allowed on the premises.
23. It is agreed that the tenant will not turn the heat down to less than 58 degrees during the winter months. Also due to the location of the water meter and water heater in the garage, the tenant agrees not to leave the garage door open for extended periods during cold weather. The tenant will be responsible for snow removal from their own porch and sidewalk (Townhouse Units).
24. It is requested that the tenant will notify management if unit will be vacant for a period greater than 10 days.
25. Make checks or money orders payable to Shamrock Condos. No Cash.
26. Parking stickers for vehicles can be obtained at office. All vehicles must have a sticker displayed somewhere easily visible on the vehicle.
27. Furnaces must be accessible at all times. Do not stack objects around furnace. It is a fire hazard; also, this can deprive the flame of oxygen and extinguish it.
28. Lessor shall have the exclusive right to make rules and regulations, which will become effective upon notice to Lessee and may govern health, safety, and welfare of the parties in the care, cleanliness and condition of the premises for the preservation and good order therein without breaching any terms or conditions of this agreement. Lessor shall have the exclusive right to make monthly inspections of the premises to check for the care, cleanliness, and condition.

IN WITNESS WHEREOF, the parties hereto have set their hands on the days and year first mentioned on the proceeding lease.

Date

Unit #

Rental Agent

Lessees
