

TAB & Associates, Inc.

Whaleview Estates Terms & Conditions

Yard / Landscaping: Tenant is responsible for maintaining front and back yards. Watering is required as is sufficient to maintain healthy grass and plants.

Storage: Front yards and porches are not to be used for storage, except patio furniture or lawn decorations. Garbage cans and wood piles may be stored in the garage or in the back yard. Vehicles (including cars, trucks, motorcycles, quads, etc.), lawn equipment (including lawn mowers, weed eaters, etc.), and trailers of any type are to be stored in the garage only. **NO EXCEPTIONS**

No Smoking: Any type of smoking including, but not limited to; cigarettes, cigars, vapes, e-cigarettes, and marijuana is prohibited in the premises. We are not 215 friendly therefore the possession, use, or cultivation of marijuana is prohibited. **NO EXCEPTIONS**

Vehicles: No automobiles shall be parked or driven on the lawn. Any unregistered or disabled vehicles shall be stored in the garage. No recreational vehicles, boats, or trailers shall be parked outdoors. Exceptions by written approval of the manager only.

Noise: Tenants shall keep all noise to a reasonable volume and during reasonable hours.

Christmas Lights: Outdoor Christmas lights and decorations are permitted. However, they must be removed by January 31st.

Pets: No pets are allowed for any amount of time without written consent of the manager and a completed pet agreement. Additional deposits and fees will be required. Two pet limit. See manager for allowable pets. **NO EXCEPTIONS**

Maintenance: Owner is responsible for maintenance and repairs stemming from normal wear and tear. Contact the property manager to schedule maintenance calls. Please call the office 24 hours in advance if the scheduled appointment cannot be kept. Tenant is responsible for maintenance calls resulting from negligence, improper use, or damage and will be charged accordingly.

Insurance: Because the owner(s) and/or their agents are not responsible for damage to tenant's personal property, it is recommended that the tenant maintain their own fire and theft insurance for their personal property.

Satellite Dishes: Tenants are permitted to have satellite services, HOWEVER, NO SATELLITE DISH IS NOT TO BE INSTALLED ON THE ROOF. Doing so damages the roof and the repair will be the tenant's responsibility. **NO EXCEPTIONS**