



## **RENTAL PROPERTY RULES & REGULATIONS**

### **Maximum Occupancy**

There shall be a maximum of 2 persons allowed as residents within an efficiency; a maximum of 4 persons allowed as residents within one-bedroom, one-bathroom Condominium units; a maximum of 6 persons allowed as residents within two-bedroom, two and one-half bath Condominium units, and a maximum of 6 persons allowed as residents within a two-bedroom, two-bath Condominium Units. For Purposes of these regulations the term "residents" shall include both permanent and temporary residents.

### **Guest Access**

For your security and safety, Unit Owners and residents must authorize guest access to the building with the Concierge. Guests will not be permitted access to any Unit without presenting a valid form of photo identification to Concierge.

### **Nuisances**

No nuisances (as reasonably defined by the Association) shall be allowed on the Condominium Property, nor shall any use or practices be allowed which is a source of loud noises or annoyance to other Unit Owners or occupants of Units or which interfere with the peaceful possession or proper use of the Condominium Property by Unit Owners or occupants.

### **Destruction of Property**

Unit Owners, their lessees and guests shall not mark, damage destroy, deface or engrave any part of the building. Unit Owners shall be financially responsible for any such damage.

### **Cleanliness**

All garbage and refuse from the Condominium shall be deposited with care in garbage and trash containers intended for such purpose at such times and in such manner as the Association shall direct. All disposers shall be used in accordance with instructions given to the Unit Owner by the Association.

Unit Owners shall not throw liquids, cigars, cigarettes or any other objects from windows, the roof or walkways. No cooking shall be permitted on any Common Elements. Unit Owners shall not allow anything to be thrown or fall from the roof, windows, doors or walkways. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows or doors of Units or the roof of the Condominium.

### **Attire**

Unit Owners, their lessees, their families and guests shall not appear in or use the Common Elements except in appropriate attire. Appropriate attire means that no one shall appear topless, in uncovered bathing suits or shoeless in the lobby, elevators or stairways.

### **Children**

Children shall not play on/in the walkways, corridors, lobby areas or stairways or interfere with the operation of the elevator. Reasonable supervision must be exercised when children are playing on the grounds.

### **Emergency Entry**

In case of an emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency the Board of Administration of the Association, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency.

Violations of these Rules are to be reported to the Association who will call the matter to the attention of the Violating Unit Owner, lessee or guest for corrective action.

The foregoing Rules and Regulations are designed to make living for all Unit Owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all and are included as part of all short-term rental agreements offered by Unit Owners and/or their representatives.

I \_\_\_\_\_ understand and agree to comply with the Netherland Condominium rules and regulations.  
Tenant Name

Unit # Rented: \_\_\_\_\_ Check-in Date: \_\_\_\_\_ Check-out Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_