

GLENBROOK APARTMENTS

4627 N. KNOXVILLE AVE.
PEORIA, ILLINOIS 61614
PHONE: 309-682-3222
www.glenbrookapts.com

RULES AND REGULATIONS

Effective as of 02/01/2017

The following rules and regulations are for the benefit of you and your neighbors. We anticipate and require your cooperation in order to maintain an enjoyable community, and our reputation as a quality residential development.

Resident, his guests and other occupants shall comply with all written rules and regulations, which shall be considered part of the Lease and are incorporated therein by reference. At the sole discretion of the Owner, any rules and regulations may be modified, altered or revised at any time. Any such modification, alteration or revision will become effective seventy two (72) hours after being posted in a conspicuous place.

1. Nothing shall be done in or about the Apartment Community which is unlawful or will interfere with the rights, comforts or convenience of other persons lawfully in the Apartment Community.
2. No disturbing noise shall be made at any time and no musical instrument, radio, television, etc. shall be operated in a manner that is disturbing or annoying to other persons in the Apartment Community.
3. Resident, his guests or other occupants shall be properly attired when appearing in any of the public areas in or about the Apartment Community.
4. No vehicle or motorcycle is allowed to park on the grass, sidewalks, patio, stairwells, etc. at any time. Parking of vehicles is allowed only in the areas provided for such purpose.
5. Under no circumstances will anyone be allowed to repair, work on, or change oil in any motor vehicle anywhere on the apartment grounds.
6. No inoperable vehicles of any type are to be kept on the apartment grounds. ANY vehicle with an expired license sticker or plate will be towed away at the owner of the vehicle's expense.
7. No campers, boats, trailers, recreational vehicles or commercial vehicles are to be parked on Glenbrook Apartments' property without written consent of Glenbrook.
8. Any vehicles disturbing to other persons in the Apartment Community are expressly prohibited.
9. No sign, advertisement, notice or other lettering shall be exhibited, painted or affixed by any Resident, occupant, or guest to any part of the outside or inside of any building or the fixtures on the apartment grounds.
10. No radio or television aerials or satellite dishes shall be erected in or about the premises.
11. Nothing is to be attached to building pipes, gutters or air conditioner supports by chain or otherwise.
12. No additional cable or telephone outlets are to be installed unless given prior written permission by Glenbrook.
13. No mutilation or defacing of trees, shrubs, flowers, fencing, buildings, will be permitted.
14. No equipment may be moved from any part of the building. All equipment must be permanently retained in the original location.
15. The storage or possession of kerosene, gasoline or other inflammable or explosive agents is strictly prohibited.
16. No personal property is to be stored on the outside of the apartments.
17. Front and back doors to the apartments are to be kept unobstructed at all times.
18. NO LITTERING. Garbage shall be disposed of only in appropriate receptacles. No garbage or refuse shall be placed on the floor or ground by trash container. There will be a \$10 charge for taking your garbage to the dumpster if it's left outside your apartment. Boxes of any size must be broken down. No playing or rummaging in dumpster.
19. Resident, his guests or other occupants shall not allow anything whatever to fall or be thrown from any windows, porches, etc.
20. No window or door shall be covered by sheets, blankets or other materials not manufactured for such purpose.
21. All window coverings must be white or lined in white.
22. No clothes lines are allowed on Glenbrook Apartments' property, or the drying of clothes or laundry from racks or rails where visible from the outside of Resident's apartment.
23. Pouring of grease or like substances into sinks or toilets is forbidden.
24. Toilets, drains and other equipment shall be used only for the purpose for which they are intended. Flushing of feminine products and diaper wipes is prohibited.
25. A lock out fee of **\$45.00** will be charged for opening the door to the apartment on the Resident's behalf. A **\$25.00** charge will be made for replacing a lost key and **\$45.00** for a common hallway key.
26. Deliveries requiring entrance to the Resident's apartment will not be accepted. Glenbrook will not be responsible or assume any liability for the condition in which deliveries are made or received.
27. Any signs, rules or regulations posted on the premises by Glenbrook are to be strictly adhered to.
28. Rules and regulations posted pertaining to the swimming pool and common areas are in addition to the foregoing rules and regulations.
29. No general solicitation will be permitted in the Glenbrook Apartment Community. Any recognized solicitors will be given written authorization by Glenbrook. Any unauthorized solicitors should be instructed to leave.
30. For routine maintenance, please call Glenbrook. Water leaks or equipment malfunctions should be reported promptly to avoid inconvenience or damage.
31. Employees and management of Glenbrook are not authorized to accept packages, keys, money (except that due under the terms of the Lease) or articles of any description from or for the benefit of the Resident. Glenbrook Apartments does not assume any liability or responsibility for loss of or damage to any such items left with employees or management.
32. No sweeping or throwing from the apartment of any dirt or other substances into any of the corridors, halls, ventilators or elsewhere in the building.
33. Section 308.3 of the International Fire Code does not allow charcoal or gas grills to be stored or operated within 10 feet of combustible construction. Accordingly, the use and storage of gas or charcoal grills are only allowed where permitted. Also, please dispose of grilling material in permitted areas. Please contact the management office for these areas.
34. The Illinois Electronic Products Recycling and Reuse act prohibits disposing of unwanted electronics in regular trash for burial in landfills starting January 1, 2012. This includes televisions, computers, monitors, printers, keyboards, DVRs, etc.
35. Disposal of automobile tires in or around any trash receptacle is strictly prohibited.