

Resident
Initials _____
Date: _____



Rules and Regulations

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. No resident of Westgate shall knowingly allow convicted felons or sex offenders to enter the property.
2. No disturbing noise shall be made at any time and no musical instrument, radio, television, phonograph, etc. shall be operated in a manner that is disturbing or annoying to other persons in the Apartment Community. Including car stereo
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. Any vehicles disturbing to other persons in the Apartment Community are expressly prohibited
7. No campers, boats, trailers, recreational vehicles, or commercial vehicles are to be parked on Westgate Apartments' property without written consent of Westgate.
8. 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.
9. No radio or television aerials or wires shall be erected in or about the premises. In accordance with the January 22, 1999 Over-the-Air reception Devices Rule, residents may only install satellite dishes with written permission and May Not install dishes larger than 1 meter (three feet, three inches) in diameter, or install satellite dishes on exterior walls, or in common areas, including roofs and trees.
10. Nothing is to be attached to building pipes, gutters, or air conditioner supports by chain or otherwise.
11. No additional cable or telephone outlets are to be installed unless given prior written permission by Westgate.
12. No mutilation or defacing of trees, shrubs, flowers, fencing, buildings, will be permitted.
13. No equipment may be moved from any part of the building. All equipment must be permanently retained in the original location.
14. The storage or possession of kerosene, gasoline, or other inflammable or explosive agents is strictly prohibited.
15. No personal property is to be stored on the outside of the apartments or in the hallways of buildings.
16. Front of the apartments are to be kept unobstructed at all times. No BBQ grills allowed except for the ones provided by Westgate for your convenience.
17. Resident, his guests, or other occupants shall not allow anything whatever to fall or be thrown from any windows, etc.
18. No window or door shall be covered by aluminum foil, sheets, blankets, or other materials not manufactured for such purpose.
19. All window coverings must be white or lined in white.
20. No clothes lines are allowed on Westgate Apartments' property, or the drying of clothes or laundry from racks or rails where visible from the outside of Resident's apartment.
21. Pouring of grease, kitty litter, or similar material or like substances into sinks, garbage disposals or toilets is forbidden.
22. Toilets, drains, and other equipment shall be used only for the purpose for which they are intended.
23. For a lock out the Resident must show proof of residency. There will be a \$5.00 charge for after office hour lock outs that will be added to your account.
24. Deliveries requiring entrance to the Resident's apartment will not be accepted. Westgate will not be responsible or assume any Liability for the condition in which deliveries are made or received.
25. Any signs, rules, or regulations posted on the premises by Westgate are to be strictly adhered to.
26. Rules and regulations posted pertaining to the tennis court and swimming areas are in addition to the foregoing rules and regulations.
27. No general solicitation will be permitted in the Westgate Apartment Community. Any recognized solicitors will be given written authorization by Westgate. Any unauthorized solicitors should be instructed to leave.
28. For routine maintenance, please call Westgate. Water leaks or equipment malfunctions should be reported promptly to avoid inconvenience or damage. Know where the water shut off in your apartment is.
29. Employees and management of Westgate 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. Westgate does not assume any liability or responsibility for loss of or damage to any such items left with employees or management.
30. 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.
31. Smoking is not permitted in any hallway or common area in Westgate Apartments.
32. Do not tamper with, take down or cover smoke detectors. Do not tamper with or throw away fire extinguishers.
33. Your apartment will receive monthly pest treatment unless you bring in a written notice.
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 receptacles is strictly prohibited.
36. NO LITTERING. Garbage shall be disposed of only in appropriate dumpsters. No garbage or refuse shall be placed on the floor or ground by trash container or in the hallways of buildings. Boxes of any size must be broken down. No playing or rummaging in dumpsters.
37. Entry doors must be kept closed and locked at all times. No resident of Westgate or guest of a resident shall knowingly allow the door to stand open or unlocked unless moving in or out.