

Please Note

This is an example of what the Boarding House rules and regulations could look like. These rules and regulations are not binding in anyway and could differ at the time of move-in.

Virginia Placer Boarding House Rules and Regulations

Resident shall comply with the VP Boarding House Rules and Regulations set forth herein, as amended. Pursuant to the Lease, eviction proceedings may be initiated against Resident for violation of any one of these VP Boarding House Rules and Regulations.

1. All funds delivered to Landlord must be in the form of a personal check, money order, Credit/Debit card (using online system), cashiers check or certified funds. **NO CASH** will be accepted at the Management office unless specifically required by Landlord.
2. Resident shall keep Premises in a clean and sanitary condition.
3. Resident will only use on call phone numbers for emergencies and lock outs.
4. Resident shall dispose of all garbage, rubbish, and waste in a clean and sanitary manner at reasonable, regular intervals. Resident assumes all costs of fumigation and extermination of infestation occurring during Resident's residency if infestation occurs because of Residents neglect, including garbage left outside of the Premises. **There is a \$25 per trash bag charge for trash disposed of in any common area, HALLWAY, or the grounds of the VP Boarding House building. DO NOT LEAVE TRASH IN THE HALLWAY AT ANY TIME.**
5. **Resident shall keep all personal belongings INSIDE their own apartment or ski locker. The only exception to this rule is a single floor mat no wider than 32" with no personal items stored on it. Any items left outside will be considered unwanted and disposed of accordingly along with the requisite \$10/item charge. To be very clear: NO SKIS/SNOWBOARDS/FOOTWEAR IN THE HALLWAY.**
6. Resident shall properly use and operate all electrical, heating, plumbing, and other fixtures and appliances, and assume all costs incurred in their repair resulting from misuse or abuse. This provision shall apply to all items set forth in Section 1 of the Lease.
7. Resident shall not destroy, deface or remove any part of the Premises or the VP Boarding House building, including property in the common areas, or permit any guest, invitee or any person acting through, under or on behalf of the Resident to do so. Resident shall not permit any waste in, on, or about the Premises.
8. Resident shall be responsible for and pay for any damage to the Premises, VP Boarding House building, or common areas, including curbs, sidewalks, and lawns, caused by the Resident, his/her guests, movers, or employees or their vehicles.
9. Resident shall not commit, permit, or suffer any objectionable or disorderly conduct, noise or nuisance whatsoever about the Premises. Resident shall not commit, permit, or suffer anything to be done that will disturb or interfere with the rights, comforts or conveniences of other tenants or surrounding neighbors.

Please Note

This is an example of what the Boarding House rules and regulations could look like. These rules and regulations are not binding in anyway and could differ at the time of move-in.

10. Resident shall not use utilities in a wasteful, unreasonable, or hazardous manner.
11. Resident shall not keep or harbor any animal or pet of any kind in or about the premises, VP Boarding House building, or common areas. **Visitation by pets is not allowed.**
12. Resident shall not install wires or aerials for radio or television or wires or ropes for clothes drying, etc., on the roof, decks or other parts of the VP Boarding House building.
13. Resident shall report all leaking faucets, toilets, windows, and/or defects or potential defects in the premises or appliances not in good working order promptly to Landlord. Resident will be charged for damage resulting from failure or delay in reporting defects in the Premises.
14. Resident shall not install any awnings, draw shades, or non-conforming curtains or drapes on windows of the premises. No aluminum foil, newspaper, or material of any kind shall be allowed on, or used to cover, the windows.
15. Residents shall not build or install additional large structures, such as lofts.
16. Resident shall only use small nails, tacks, or **non-adhesive** hooks to hang pictures, mirrors, and decorative items on the walls of the premises.
17. No mounting or mounting equipment for televisions will be permitted.
18. Resident shall not paint, stain, or wall paper the premises.
19. Resident shall not post signs or placards in or about the premises, VP Boarding House building, or common areas, except on designated cork boards for communal posts.
20. Resident shall not sleep in common areas.
21. Resident shall only use toilets, sinks, and wash basins for the purpose for which they were intended. Dust, rubbish, coffee grounds, diapers, sanitary napkins, tampons, etc... are to be put into proper receptacles. **Resident can, at Manager's sole discretion, be charged for unplugging toilets, sinks, washbasins, or repairing garbage disposals due to misuse.**
22. Resident is not permitted access to the roof except in cases of an emergency.
23. Residents shall only use the laundry room and its facilities for washing and drying the usual personal and household articles. No cleaning with flammable materials or dyeing in washing machines is permitted. Laundry facilities are for the use by VP Boarding House Apartments residents only. Residents shall not leave the washers and dryers dirty.
24. Residents shall not store, repair or maintain (including oil changes) any automobiles, trailers, boats, motorcycles, or campers on the grounds or parking lots of the VP Boarding House building. Only Residents are allowed to park in the VP Boarding House parking lot. Unauthorized vehicles will be towed at the owner's expense.

Please Note

This is an example of what the Boarding House rules and regulations could look like. These rules and regulations are not binding in anyway and could differ at the time of move-in.

25. Resident shall not use or install waterbeds in the units at VP Boarding House apts.
26. Resident shall be issued one key for the premises. In the event of a lost key, **Resident shall be charged \$25.00 lock replacement fee.** If Resident is locked out of Premises, the Site Manager or Resident Security will arrange to assist Resident in re-entering the Premises and shall charge Resident **a fee of \$25.00 per lock out.** A log will be maintained documenting any lock out assistance provided to Residents. No assistance shall be provided to Resident for either a lost key or a lock out without Resident first providing proper identification.
27. Residents shall not use power tools within the VP Boarding House building or the premises.
28. For security and sanitation reasons (i.e. rodents), Resident shall not prop open any entrance or hallway door.
29. No tobacco smoking is allowed in or on the premises of the VP Boarding House Apartments. Tobacco smoking is only permitted outside of the facility, at least 25 feet from the building.
30. Resident shall return all keys to Landlord upon vacating the Premises. A forty dollar (\$40.00) charge will be made for each unreturned key.
31. Resident shall not commit, suffer, or permit loud parties or activities in the premises or the VP Boarding House building which cause a disturbance or discomfort to the other Residents.
32. Upon vacating the premises, Resident is required to leave said Premises in a clean and rentable condition. If Resident does not accompany the Site Manager on a 'Move out inspection', Resident shall accept the move out condition as reported by the Site Manager.
33. **Resident shall not tamper with any smoke detector/heat sensor. Resident shall maintain the smoke detector/heat sensor in operational condition at all times. Any smoke detector/heat sensor found to be disconnected, missing its battery, or otherwise non-operative will be considered to be a violation of the Lease which shall result in the immediate initiation of eviction proceedings.**
34. Residents are not allowed to use any kind of fueled cook stove such as camp stoves, Bar-B-Ques, etc, on the VP Boarding House property. The use of such devices are considered a violation of the Lease and will result in initiation of eviction proceedings.
35. If a fire occurs in or about the Premises, at the sole discretion of the Landlord with substantiation by Town or State Fire investigators that such fire was caused by tampering or neglect on the part of the Resident or his/her guests, then (i) the cost of the repairs due to the fire will be the responsibility of Resident; (ii) Resident will be considered in violation of the Lease and eviction proceedings will be immediately initiated; and (iii) Resident and his/her guests may be subject to State and/or Federal charges of criminal public endangerment.

Please Note

This is an example of what the Boarding House rules and regulations could look like. These rules and regulations are not binding in anyway and could differ at the time of move-in.

36. Neither Resident nor any guest of Resident shall engage in any drug related criminal activity, on or near the Premises or the VP Boarding House building. If sufficient evidence exists in the sole discretion of the Landlord of violation of this provision, Landlord will immediately initiate eviction proceedings.
37. It is expected that the consumption of alcohol be done in a legal, respectful and responsible manner.
38. Residents will report feedback, concerns or complaints in a respectful manner to either the Boarding House Manager or the Housing Department Director.
39. **All rules and regulations apply to visitors and guests of the Virginia Placer Boarding House.**

All tenants are encouraged to acquire their own renters insurance as the Town of Telluride Virginia Placer Boarding House Apartments will not be responsible for any lost, stolen, or damaged items within the confines of the unit or left in the hallways, stairwells, and common areas of the VP Boarding House building.

I, _____, have read and agree to the VP Boarding House Rules and Regulations set forth above.

Resident Signature

Date