

Exhibit E
RULES AND REGULATIONS

The following Rules and Regulations (hereinafter referred to as "Rules") are a binding part of your Lease. Please understand that any violation of any of these Rules causes increased utility or operating cost. Please further understand that any violation of one of these Rules constitutes a default in the Lease as provided by law. In accordance with your Lease, and security deposit thereunder, you will be charged for violation of these Rules in order to offset those increased costs. Such charges are due and payable at the same time as the succeeding month's rent.

1. Tenant is responsible for all costs of removal of all foreign objects (e.g. hair, feminine hygiene products, paper towels, dental floss, condoms, razor blades, etc.) from the plumbing.
2. Tenant shall keep all yard areas free from garbage and trash. All garbage and refuse must be in bags and placed in appropriate containers. Tenant shall properly dispose of all cigarette butts and shall not throw them into the landscaping or any exterior portion of the Premises. Any clean up as a result of improper disposal of cigarette butts or trash of any kind will result in an immediate fine to Tenant of \$25.00 per item.
3. Nothing is permitted to be stored on or hung over the balconies or patios of the Premises without written consent from Landlord. No physical change may be made to the exterior or interior of the dwelling. This includes signs that are visible from the exterior of the Premises, hammocks, towels, rugs or garments/shoes. Decorations for holidays are permitted but must be removed in a timely fashion after holiday has passed.
4. Tenant shall not obstruct driveways, sidewalks or entry passages for any purpose other than ingress or egress.
5. GRILLS- Charcoal, electric, and gas (LP) burning grills are the only types of grills permitted. They must be kept in a neat and clean manner; grease spots and smoke damage, whether it is inside or outside, will be charged to Tenant. All grills MUST be pulled away from the building while in use. The cost of repairing damages to any structure will be charged to the Tenant.
6. At no point are the following permitted in the Premises: dangerous substances, unlicensed firearms and dangerous weapons, drug paraphernalia, motorcycles or scooters inside the buildings.
7. No noisy or disorderly conduct, annoying or disturbing to other occupants of the Premises or Premises complex, shall be permitted. All parties of 15 or more guests must be registered with Landlord. All parties must be held in accordance with applicable law. In addition to all remedies provided in the Lease or at law, the following shall apply to complaints concerning Tenants' and their guests violation of the Party Guideline or noise complaints: 1st complaint: written warning will be issued; 2nd complaint: A \$100.00 fine will be assessed against Tenant; 3rd complaint: a \$300.00 fine will be assessed against the tenant; 4th complaint: Tenant will be in violation of the Lease and will become subject to eviction. Notwithstanding the foregoing, after two noise/nuisance complaints, Landlord shall have the right to fine or terminate this Lease under the tenant default provision.
8. All glass, locks, screens, and trimmings in or upon doors and windows belonging to the Premises shall be kept whole and in place.
9. Tenant is responsible for promptly reporting all damages and maintenance needs to Landlord. Tenant shall be responsible for all damage to the Premises or Premises complex caused by overflow from drains, broken plumbing, washers, HVAC units and tubs due to neglect of residents and for all damage to the Premises.
10. Tenant shall be responsible for reporting any change in occupancy of Premises. Failure to do so will be considered a default under this Lease.
11. Soliciting is strictly forbidden. Please notify Landlord of any such activity at the Premises.
12. Pets are not allowed unless previously agreed upon in writing and an appropriate Pet Addendum is made a part of this Lease. Pets shall not be kept on chains, ropes, leashes, etc. unattended in the yard. Tenant must pick up after the pet. **Pets are not allowed in the pool/fitness areas.** If Tenant keeps a pet in the complex in violation of this policy the following shall apply:
 - First:** a written warning will be issued specifying the complaint and a \$300.00 charge will be assessed against Tenant. The pet must be removed from the Property immediately. Tenants will also be responsible for cleaning and/or replacement of flooring, trim, doors, etc. due to any damage by the pet(s) and for charges incurred for pest control and/or odor removal treatment.
 - Second:** Upon a second violation, a \$500.00 charge will be assessed against Tenant, and we may declare the Lease to be in default.

13. At no time will automobiles be parked on the lawns, grass, or in "no parking" areas. Automobiles violating this rule will be removed by Landlord at Tenant's expense. You will be held responsible for broken water meters or any damage caused by you or your guests.
14. If the Premises has an alarm system, Tenant is responsible for securing and paying for service if Tenant wishes to have such service. Codes must be provided to management. We strongly recommend our Tenants get renters insurance to protect their personal belongings. Landlord, any management company managing the Premises or the complex and each of their respective directors, officers, shareholders, managers, members, and employees managing the Premises and complex, are not responsible for your personal belongings that may be damaged due to fires, floods, theft, etc.
15. Non-operative vehicles are not permitted at the Premises, and any such vehicle may be removed by the Landlord at Tenant's expense. No repairing of vehicles is permitted at the Premises or Premises complex.
16. Tenant must maintain the interior and exterior of the Premises in clean, sightly and sanitary condition. If Tenant does not maintain this condition, Landlord will have premises cleaned at Tenant's expense. Interior furniture is not to be used as exterior furniture.
17. Satellite dishes are not permitted without the express, written consent of Landlord. See the FCC guidelines for placement of satellite dishes.
18. Matters of disputes among the individual Tenants sharing the Premises shall be settled between such Tenants, and Tenants shall not involve Landlord.
19. All areas of the Premises are considered to be non-smoking. No Tenant shall smoke inside the Premises at any time. Should Landlord or Landlord's Agent determine that a Tenant has smoked inside of the Premises, Tenant immediately forfeits all or any portion of their Security Deposit deemed necessary by Landlord or Landlord's agent to remove the odor, residue or residual impact of indoor smoking from the Premises.
20. POOL RULES- NO GLASS. NO PETS. \$250 FINE for either. Residents are responsible for their guests or anyone they provide access to. Return chairs and tables to their place when leaving.
21. GYM RULES- Re-Rack weights and put away other equipment. Wipe down equipment. Residents are responsible for their guests or anyone they provide access to.

Tenant, Tenant's guest and others present at the Premises or Premises complex with Tenant's consent shall strictly comply in all respects with the above rules and regulations and any other reasonable rules and regulations as promulgated, displayed or provided, by Landlord from time to time. Landlord may make changes to these Rules or promulgate other rules if in writing and posted in the Community or given to Tenant.

Landlord hereby grants to Tenant a non-exclusive license during the Term of the Lease to use all driveways, walkways, hallways, landscaped areas, and other common areas of the Premises complex (the "Common Areas"), such usage to be in common with the usage by other tenants in the complex and their permitted guests, invitees and licensees. Landlord may impose such restrictions on the use of Common Areas as Landlord deems appropriate. Landlord shall be entitled to control the entry upon the Common Areas by Tenant's guests, invitees or licensees, including agents, furniture movers, deliverymen, solicitors or salesmen. Landlord shall have the unrestricted right to increase, reduce, eliminate, relocate or change the size, dimensions, design or location of the Common Areas or any other improvements in the Premises complex from time to time in any manner whatsoever as Landlord shall deem proper. Tenant shall use all Common Areas in a prudent, inoffensive and non-dangerous manner, and in compliance with any community policies. Tenant acknowledges that parking in the Common Areas may be limited and that Tenant is not guaranteed the right to a parking space in the Common Areas or any parking associated with the Premises as part of this Lease. Landlord may promulgate appropriate rules and regulations to solve any parking problems that may arise. Tenant agrees that Tenant will be responsible for any damages to any Common Areas caused by Tenant or by guest, licensee or invitee of Tenant. Tenant and Tenant's guests, licensees and invitees use recreational facilities and Common Areas at their own risk.

Unless specifically provided elsewhere, the following shall apply to complaints concerning Tenant's violation of the Community Rules & Regulations of this Exhibit "E":

FIRST: A written warning specifying the complaint that was filed will be issued to the Tenant.

SECOND: Upon a second complaint, which is not disproved by Tenant, a \$100.00 fine will be assessed against Tenant.

THIRD: Upon a third complaint, which is not disproved by Tenant, a \$300.00 fine will be assessed, and the parent or sponsor who signed the Guaranty will be notified.

FOURTH: A fine shall be imposed in the amount of \$500.00, and Landlord may, in its discretion, declare the Lease to be in default. In order for a Tenant to disprove a complaint, it is understood that the burden of proof is upon the Tenant who must refute such charge with clean, convincing and indisputable evidence. Landlord expressly retains the right to increase the fines set forth herein if the initial fines do not prove to be significant enough disincentive. Such fines are expressly included as an item guaranteed in the Parental or Sponsor Guaranty form.