

COMMUNITY POLICIES

Welcome to Remington Meadows Apartments, LLP! We are pleased that you have chosen to make your home with us. The management has adopted the following rules to help maximize enjoyment, maintain values, and assure the continued aesthetic beauty of our community. The rules apply to all residents and their guests.

Should you have any questions, please feel free to contact us at:
(817)261-4441 or fax (817)274-2643.

Remington Meadows Apartments, LLP is committed to compliance with all Federal, State, and Local fair housing laws. Your community policies are designed to provide for consistent and fair treatment of all residents in the spirit of these laws. The staff at your community has a legal obligation to treat each individual in a consistent manner. **Please do not put them in the difficult position of denying a request for an exception to a written policy.**

STORAGE OF PROPERTY ON PATIOS- The only property which may be stored temporarily or permanently on patios is the following: lawn furniture, plants, hanging baskets, bicycles, and one enclosed trash receptacle with lid. All other property must be kept inside the apartment, including towels, any type of clothing, mops, brooms, plastic bags, automobile equipment, carpeting, etc. No structural changes or additions may be made to the exterior of the building including patios and balconies.

STORAGE OF PROPERTY IN COMMON AREAS - No property may be stored temporarily or permanently on sidewalks, balcony, walkways, stair landings, parking lots, breezeways, or other common areas. Management may remove, throw away or place back inside the offender's apartment, any property stored in violation of this rule.

PROPERTY INSIDE APARTMENTS - Remington Meadows has the right and the responsibility to control the visual attractiveness of the community, including the right to require removal of objects which are visible from the common areas and which detract from the property's appearance. You are free to decorate in any manner such as painting walls, hanging pictures, etc. However, in order to receive a refund on your security deposit, you must return the apartment to its original condition, normal wear and tear accepted.

WINDOW COVERINGS - All exterior windows must show a white background from the outside. No aluminum foil or other material objectionable in the judgment of the management, may be placed in or next to windows or glass doors.

WATERBEDS AND WATER FURNITURE - No waterbeds or other water furniture, including aquariums holding 20 or more gallons of water, are allowed in any apartment unless proof of current insurance AND renter's insurance is provided to the management.

ACCESS GATES - Residents and their guests must use their gate card to enter the community. Exiting via the entrance gate and entering via the exit gates is strictly prohibited.

PARKING - No automobiles or other vehicles may be repaired, worked on, or washed on Remington Meadows parking area. Parking will be permitted in designated areas only and

parked vehicles must not occupy more than one space. Each apartment is assigned 2 parking spaces and parking stickers. Guests of residents must park in the visitor parking areas located around the property. Stickers must be in all resident's cars or the cars parked in resident parking will be towed at owner's expense. Vehicles parked in fire lanes and handicapped parking are subject to towing and tickets without notice. Remington Meadows Apartments, LLP is not responsible for damage caused to any vehicles, which have been towed.

TRASH - Trash may be placed outside front doors for pick up ONLY as follows: between 6:30am and 8:00am on Mondays and Thursdays for Buildings 1 - 7, and on Tuesdays and Fridays for Buildings 8-15. Trash must be in disposable, closed containers. No large heavy items will be picked up. No boxes.

NUISANCES - No activity shall be conducted on the property, which in the judgment of management might reasonably be considered as annoying to neighbors or others. If three lease violations occur, you will be asked to vacate your apartment. If you experience disturbances from your neighbors or others on the property, please contact the police immediately and then contact the office.

LOCK OUTS - Proper Identification must be presented at the time a resident is let into their apartment.

DEFAULT CLAUSE - You may be released from the terms of your lease by giving a written 30 days notice of intent to vacate. You are only eligible for the default fee if you have been in your apartment a full six months. If your lease has not yet expired, a default fee equal to a month's rent will be charged. The owner will then refund the security deposit, less any lawful deductions, in a timely manner. If the default fee is not paid in full prior to the move out, and the apartment has been vacated, all penalties and fees due under the lease agreement will be charged.

TRANSFER FEE- If you want to transfer to another apartment in the community, you must give a written 30 days' notice to vacate and put down a deposit on the new apartment. The security deposit on your current apartment will be mailed to your new address within 30 days of your move out, less any charges occurred. If your current lease is not yet expired, you must pay a transfer fee of \$250.00 and any specials you may have received during your lease term.

RENTAL PAYMENT - All rent is due on the 1st of each month and is late after close business on the 5th. If the 5th falls on a holiday, payments made in the night drop will be collected no later than 6:00pm. Initial late charges of \$25.00 and \$10.00 a day will be applied. Due to Fair Housing non-discriminatory practices, no exception can be made. Lock out procedures will be performed on the 12th of the month. No personal checks will accepted after the 10th of the month. If a personal check is presented as payment, it will be returned to you until payment is paid in the form of the cashier's check or money order.

POOL RULES - Please observe the pool regulations that are posted at the pool.

- The pool closes at 11 PM on Monday thru Thursday and 1AM on Friday, Saturday and Sunday.
- An adult must accompany children under the age of 13 at all times. Lifeguards are not provided.

- No more than 2 guests per apartment at the pool at one time. **RESIDENTS MUST ACCOMPANY GUESTS AT ALL TIMES.**
- Appropriate swimwear is required at the pool area. No cutoffs or thong suits are permitted. Management reserves the right to expel any person or persons wearing questionable swimwear.
- Pets are not allowed in the pool area at any time.
- Glass objects or glass containers are not allowed at any time in the pool area. Please use plastic, unbreakable containers.
- No running, pushing, or diving will be allowed at any time.

BBQ- For safety reasons, barbecuing on patios and balconies is prohibited. BBQ grills must be used at least 10 feet from your apartment.

PETS - Only 1 pet per apartment allowed. Pets must weigh less than 25 pounds full grown. A pet agreement must be signed and a deposit of \$400.00 is required with \$100.00 of that being non-refundable upon move out. There are certain breeds of dogs that are not permitted regardless of weight:

Chow	Pit bull	Collie	Border Collie
Keeshonds	Dalmatian	Retrievers	Doberman
Alaskan Husky	Siberian husky	German Shepherd	Airedale
English Sheep Dog	Rottweiler	Australian Shepherd	Boxer
Labrador - any type			

Pets must be walked on a leash at all times on the outer perimeter of the property. If an animal is being walked without a leash, the owner is subject to a fine from the City of Arlington and a violation from the management.

We reserve the right to refuse any pet that we deem as inappropriate for apartment community living. We do not allow snakes of any type on the property.

SATELLITE DISH OR ANTENNA - Residents who wish to install a satellite dish or receiving antenna must sign the latest "Satellite Dish and Antenna Addendum to Lease Contract" published by the Texas Apartment Association and comply with the requirements of that addendum. A resident may install only one satellite dish or receiving antenna on the leased premises (ie, inside his or her dwelling unit or patio/balcony). No other satellite dishes or antennas are allowed. Liability insurance, naming Remington Meadows as additional insured, in a coverage amount of \$200,000 will also be required.

MOVING - The move out procedures are outlined in your Apartment Lease Contract, however we will clarify them further. In order to receive a full refund of your security deposit, you must follow these procedures:

- Fulfill the complete term of your current lease contract
- Give a written 30-day notice to a member of the office staff. We strongly recommend visiting our office in person and completing a prepared form. If you are unable to get to the office, please give us written notice and verify with an office employee that your notice was received.

- Pay all rent and charges through the scheduled day of your move out before your move-out date.
- Remove all personal belongings from the apartment and follow the Move-out Cleaning Instructions to thoroughly clean your apartment. If you have changed the decor, return it to its original condition.
- Provide the Leasing Office with a complete forwarding address.
- Return all keys and gate cards to the office.
- When all of the above has been taken care of, the Property Supervisor will walk the apartment for a move-out inspection. Your deposit, minus any charges, will be sent to you within 30 days of your move-out.

The office hours are:

Monday thru Friday:	9:00am	to	5:30pm
Saturday:	10:00am	to	4:00pm
Sunday:	1:00pm	to	4:00pm

*Office hours are subject to change as needed.