

eik Crest Condos
RULES AND REGULATIONS
FOR
LEASE PREMISES

The following Rules and Regulations apply to the Lease Premises:

1. ANIMALS. Tenant shall not keep any pets, animals, birds, or reptiles whatsoever on the Lease Premises at any time.

2. NUISANCES. No obnoxious or offensive activity of any nature shall be maintained or allowed at the Lease Premises and Tenant shall use the Lease Premises in a manner that is not offensive to the Landlord or to neighbors or other tenants.

3. MOTOR VEHICLES. No motor vehicles shall remain parked upon the Lease Premises except as follows:

3.1 All vehicles may be parked in the parking lot belonging to the Lease Premises, subject to space availability. Except only for motor vehicles owned by Tenant, no vehicle shall be continuously parked on or about the Lease Premises for more than 24 hours without the permission of Landlord.

3.2 During times of substantial snow fall and when snow removal is required, the parking of motor vehicles and particularly overnight parking shall be rotated as to allow adequate snow removal.

3.3 No inoperable or un-licensed vehicle may be parked on or about the Lease Premises for longer than 24 hours.

4. RECREATIONAL EQUIPMENT. No recreational equipment, including but not limited to boats, kayaks, motorcycles, and snowmobiles, shall be parked or stored upon or about the Lease Premises without Landlord=s permission.

5. FURNITURE. No furniture, other than appropriate patio, lawn or garden furniture, shall be place outside the interior of the Lease Premises. If such furniture is left outside the interior of the Lease Premises for more than two days, Landlord will remove it and fine Tenant for each violation, in addition to any expense associated with removing and disposing of the furniture.

6. TRASH. No trash, recyclables, debris or refuse shall be deposited upon or about the Lease Premises except only within trash containers. No fires, nor the burning of any trash, debris or materials shall be allowed upon or about the Lease Premises. Tenant is responsible, at Tenant=s cost, for the disposal of any non-household garbage, including but not limited to furniture, tires, appliances, building

materials, and other large items. Tenant is further responsible, at Tenant=s cost, for trash expense incurred for excessive trash pick up.

7. ENTRYWAYS. Tenant shall at all times keep the entryways within the Lease Premises free and clear of all obstructions, snow and ice. No Tenant, guest, or invitee shall in any way obstruct free unlimited access to the Lease Premises.

8. BICYCLES. Trees in the yard are not to be used for bike racks. Do not tie, lock, or attach your bikes to trees.

9. LOCKS AND KEYS. Landlord will provide Tenant with two keys to the Lease Premises. Tenant shall not duplicate any keys to the Lease Premises nor change the locks to any door within the Lease Premises without Landlord=s prior written consent. Landlord will charge Tenant \$35.00 per key for each key not returned at the termination of this Lease, or for any key replaced during the Term of the Lease. Landlord will charge Tenant an additional \$25.00 if Tenant loses a key and requests another key from Landlord after business hours.

10. CEILING HOOKS. Tenant shall not install any ceiling hooks at the Lease Premises.

11. SPACE HEATERS. Tenant shall not use any space heater at the Lease Premises.

12. POSTING FEE. Tenant will pay Landlord a \$50.00 fee if Tenant fails to pay rent in accordance with the Lease and Landlord posts a demand for payment or possession or notice to quit upon the Lease Premises, which shall be considered as additional rent under the Lease.

13. ELECTRICAL CORDS - BLOCK HEATERS. Tenant shall not run any electrical cords outside through any windows for operating electrical devices, including but not limited to block heaters on motor vehicles.

14. BARBECUE GRILLS. Tenant shall use barbecue grills at a safe distance from buildings or other improvements or fixtures on the Lease Premises to avoid any potential fire hazards.

15. NOISES. Tenant shall maintain as low noise levels as are reasonably possible at all times and in no event may maintain noise levels which are offensive to other tenant or neighbors.

16. USE OF COMMON ELEMENTS. Use of any common elements will be made in such a manner as to respect the rights and privileges of other tenants.

17. LAUNDRY ROOM. The Laundry Room is a shared facility. Tenant shall not use the Laundry Room for the storage of any personal property. The only property allowed in the Laundry Room is laundry, and then only when it is being washed and/or dried. Tenant is responsible for keeping the Laundry Room clean. If the Laundry Room is not clean, Landlord will clean it and fine Tenant for each violation, in addition to any additional expenses associated with the cleaning. The outside door to the Laundry Room must remain closed at all times.

18. LIABILITY FOR DAMAGE. Any damage to the common elements caused by Tenant, Tenant=s guests or invitees shall be repaired at the expense of Tenant. Any cleaning necessitated by actions or omissions of Tenant, Tenant=s guests or invitees shall be at the expense of Tenant.

19. WINDOW COVERINGS. Tenant shall not use as window coverings bed sheets, tapestries, blankets, or any other material, except for blinds, curtains and drapes professionally made to be window coverings.

20. COMPLIANCE WITH RULES AND REGULATIONS. Tenant agrees to comply with and abide by all Rules and Regulations set forth above and as the same may be amended or adopted by Landlord from time to time. The above Rules and Regulations shall in no way amend or alter the Lease between Landlord and Tenant, but shall only be supplemental thereto. Any Tenant who violates any of these Rules and Regulations is subject to a fine of \$50.00 per occurrence, the impoundment of any personal property in violation of these Rules and Regulations, the towing and impoundment of motor vehicles which violate these Rules and Regulations at the Landlord=s expense, or any combination thereof.

21. AMENDMENT. These Rules and Regulations may be altered, amended, revised or enlarged by Landlord at any time. Written notice of any such change, amendment or revision shall be furnished to Tenant following the adoption thereof.

These Rules and Regulations executed on this _____ day of _____, 2011.

LANDLORD
BMJ, LLC, a Colorado limited liability company

(Signature)

TENANT(S):

(Signature)

(Signature)

(Signature)

(Signature)