

## The Presidio Residential Rules

*Capitalized terms used herein shall have the same meaning ascribed to them in the Residential Lease or other occupancy agreement between Landlord and Tenant.*

**The Community:** As part of the Golden Gate National Park Recreation Area, the Presidio's significant natural, historic, scenic, cultural, and recreational resources must be soundly managed so as to ensure their preservation and enhancement. Tenant is encouraged to participate in various community-building activities and utilize the many resources available at the Presidio in order to develop and strengthen a sense of responsibility to the preservation of the built and natural resources. Tenant and Tenant's guests shall remain respectful of the historical and significant housing resources and the surrounding community by not committing or causing to be committed any waste, nuisance, or acts which may disturb the peace and quiet enjoyment of any other tenant, guest, or Presidio visitor.

**Building and Landscape Modification:** Due to the significant historic and cultural quality of buildings and landscapes found in the Presidio, Tenant is prohibited from undertaking any modifications, repairs, construction, plantings, ground disturbances, or permanent installations in or on the Premises or in other areas in the Presidio. Play equipment, lawn furniture, ornaments, tools, outdoor equipment or any similar items shall not be left in public view.

**Building and Landscape Maintenance:** Tenant, as well as any guest of Tenant, is responsible for maintaining the Premises and areas surrounding the Premises in a neat, clean and sanitary condition. The Premises or other areas in the Presidio are not to be defaced and no littering is permitted.

**General Maintenance and Repairs:** Tenant shall immediately inform Landlord of any needed maintenance to or repair of the Premises, appliances, heating systems, or fixtures. All appliances must be used in accordance with the manufacturer's instructions. Landlord may inspect electrical appliances for safety and fire protection standards. Light bulbs shall be furnished with the unit upon occupancy and Tenant shall replace all bulbs thereafter. No walls may be painted, wallpapered, demolished, or damaged in any way. No walls may be drilled to secure heavy objects such as bookshelves, artwork, mirrors, etc. No electrical fixtures, decorations, or hanging objects may be installed or suspended from the ceiling without prior written permission from Landlord. All pictures shall be hung with the use of brads or finishing nails. Window coverings shall be provided upon Tenant's occupancy of the Premises. Tenant shall maintain the condition of the window coverings and is prohibited from placing additional draperies without written approval by Landlord. No unit shall be filled with furniture and personal items so as to constitute a fire, safety, or health hazard in the judgement of Landlord.

**Fire and Safety Prevention:** The use of fireplaces is prohibited. Fireworks and open fires are prohibited. Tenant is prohibited from tampering with smoke detectors. Tenant is responsible for the proper and safe storage of flammable materials. Landlord may

perform an annual inspection of the Premises. Landlord may conduct other inspections of the Premises if Landlord determines in its sole and absolute discretion that such inspections are necessary for safety or fire prevention reasons. Except in the event of emergency, Landlord will notify Tenant at least 24 hours prior to any such inspection.

**Refuse Collection, Recycling and Household Hazardous Waste Disposal:** Tenant shall promote and demonstrate conservation practices, including waste reduction and recycling. No household toxic or hazardous material shall be disposed of with regular household refuse.

**Plumbing:** The disposal of sanitary napkins, tampons, sweepings, matches, or any other inappropriate items in the plumbing fixtures is prohibited. The disposal or flushing of any waste oils, trimmed fats or bones in any drain is prohibited. Tenant will be charged service and repair costs related to damages or stoppage of any sewer caused by Tenant's negligence or intentional acts, and/or damage as provided in the Lease. Tenant must reimburse Landlord related costs within thirty days of Landlord's demand.

**Pets:** Landlord must approve and authorize all pets prior to acceptance. Tenant is required to execute a Pet Agreement and/or a Service Animal Agreement and deposit the required Pet Deposit with Landlord.

**Waterbeds:** Tenant may not use or maintain a waterbed on the Premises.

**Pest and Weed Control:** The use of pesticides and herbicides is prohibited. Because much of the Presidio is a natural environment, wildlife pests are expected. For assistance, refer to IPM (integrated pest management) Fact Sheets available at Landlord's office.

**Resource Protection:** Federal regulations prohibit the taking of wildlife, as well as feeding, touching, or intentional disturbance of any wildlife, plant life, or historic artifacts in the Presidio.

**Vehicles; Parking:** Tenant is encouraged to promote and demonstrate conservation practices at the Presidio, including limiting the use of automobiles. Tenant is encouraged to walk, bicycle, carpool, and/or use mass transportation when possible. Tenant shall not park vehicles in any designated commercial space or in any other space specifically limited to a particular type of designated parking. If Tenant desires to park a vehicle in the Presidio in connection with Tenant's occupancy of a Residence, Tenant must execute a Parking Space Permit with Landlord. Neither Tenant nor Tenant's Parties may wash or repair any automobiles or any other motor vehicles, heavy machinery or mechanical equipment on the Premises or in the Presidio, including any parking area, garage or driveway. If any vehicle belonging to Tenant or Tenant's Parties leaks oil or any other substance, Tenant shall clean the area affected by such leaking. All vehicles shall be fully operative at all times. All vehicles shall be maintained and registered in compliance with applicable law at all times.

**Commercial Activities:** Tenants wishing to establish home businesses within the Presidio must obtain written approval from Landlord prior to operating such a business.

**Signs:** Landlord reserves the right to remove any sign not in compliance with the Tenant Sign Policy.

**Security Alarms:** Tenant shall not install a security alarm without Landlord's prior written consent.

**Keys and Locks:** Tenants will be provided with two sets of keys, which must be returned upon vacating the Premises. A \$50.00 charge will be assessed if keys are lost or not returned. Additional keys will be provided if requested and for appropriate purposes. The management does not provide after-hours lockout service. In the event Tenant is locked-out of the Premises, it is recommended that Tenant call a competent locksmith for assistance. The cost of the locksmith and/or other related services is the responsibility of Tenant. Tenant shall not change or add locks to the Premises without Landlord's prior consent and without providing Landlord with a key to any such new locks.

**Drug-Free Environment:** Tenant, any member of Tenant's household, guests(s), and/or other person(s) under Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the Premises or the Presidio. "Drug-related criminal activity" means the possession of a controlled substance and/or illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, use a controlled substance (as defined in Section 102 of the Controlled Substances Act-21 U.S.C. § 802). Violation of this Rule will result in eviction of Tenant and termination of the Lease.

**Rules and Regulations:** Landlord reserves the right to amend any of the foregoing rules and to make such other rules and regulations from time to time as may be deemed necessary by Landlord in its sole and absolute discretion for the safety, care, health, and cleanliness of the Presidio and the community. Tenant shall comply with all regulations, rules and requirements of Landlord and these *Presidio Residential Rules*.