

Apartment Alterations

Holes should not be drilled in your apartment without our prior written consent, nor should any nails, hooks, or screws be used on any floors, doors, windows, tub, shower, appliances, or fixtures in the apartment.

Nothing should be fastened to the floors, doors, windows, walls, appliances, or fixtures in the apartment, the exterior walls, or porches of the buildings.

Please refrain from hanging signs, advertisements, or notices on the outside or inside of any apartment or building.

Locks on the doors leading to the apartment should not be altered without our consent. We must have a key to every lock at all times, and every lock must be compatible with the master key system for the building.

Common Areas

Common areas, sidewalks, entrances, lobbies, hallways, elevators, or stairways of the community should not be used for any purpose other than entry and exit. Please do not place or store furniture, equipment, or personal articles in any common areas for any period of time. We may remove any such items at any time, at your expense, including any storage costs.

Equipment Use

All equipment located in your apartment or community should be used in a reasonable and careful manner. Equipment includes such things as toilets, sinks, electrical, plumbing, heating, ventilating, air conditioning, building access system, elevators, appliances, or other facilities. If you or your family, guests, or visitors use any equipment in a manner that causes damage to the equipment, you could be held responsible for the costs of repairing or replacing it.

Facilities

If your community has a pool, you must pay any required fees prior to usage. For your safety, please obey all pool rules and regulations.

Games, sports, and other recreational activities are permitted only in designated areas. All rules and regulations must be obeyed including the days and hours that recreational facilities may be used.

We may at any time discontinue any recreational services or close down facilities either temporarily or permanently.

Heavy Items

Items which weigh more than we determine is reasonable for the floor loading of the apartment are not permitted. You must check with us before bringing heavy items (i.e., waterbeds, safes, etc.) into the apartment.

Motor Vehicles

Please keep in mind we may remove any vehicle at the owner's expense if it appears abandoned, inoperable, does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.

We apologize, but due to local water restrictions and hazardous substance ordinances, we cannot allow residents or their guests to work on their vehicles in the community parking areas. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed.

Peaceful Enjoyment

All residents, their family, and guests should conduct themselves in a manner that will not disturb their neighbors or community staff. Noise, odors, or any other actions that cause a disturbance are not permitted. Please do not interfere with the rights, comforts, or convenience of other residents or community staff.

Remember you are responsible for the conduct of your family, friends, guests, and anyone you invite into the community.

We will make reasonable efforts to stop neighbors from disturbing your peace, but we cannot be responsible for controlling their actions. If you are seriously disturbed by activities at your neighbor's apartment, please call the police.

Satellite Dishes

Satellite dishes one meter or less in size are permitted upon your signing a Lease Addendum – Satellite Antenna and Dishes.

Locks

East Meadows has a specific key tracking system; therefore, prior to installing your own locks or changing your locks, management **MUST** approve the alteration and have a set of your new keys in our system.

If you would like your locks changed, a fee of \$50 will be charged to your rental account.

Light Bulbs

Other than the kitchen fluorescent bulbs, it is your responsibility to replace any light bulbs that burn out during your occupancy.

However, as a courtesy, we will replace any light bulbs that burn out during the first thirty days of occupancy.

Balcony/Patio/Terrace

Only proper outdoor furniture or bicycles are to be stored on your balcony.

Additionally, no towels, rags, rugs, laundry, or other items should be hung from any balcony or terrace, nor should anything be thrown or dropped from the windows, balcony, or terrace.

Please refrain from cooking or barbecuing on a porch, patio, or balcony. If you use a grill from your patio, you must move the grill to the grassy area fifteen feet from the building.

Parking

As a resident of Fairfax County, you will need to register your vehicle with the county. We require that your vehicle be properly tagged.

Please check with the county for the most recent requirements regarding vehicle registration.

Vehicles that are inoperable, such as those with flat tires, expired tags, invalid inspection stickers, or missing required county stickers will be subject to towing at the sole risk and expense of the owner.

East Meadow does not require any additional parking passes or fees.

Please obey all parking and traffic regulations posted on any private streets, roads, or drives.

Parking areas are to be used only to park, load, and unload motor vehicles.

Please note that there are handicapped parking spaces that have been designated by the community. Please do not park in these spaces without a handicapped permit or your vehicle will be towed.

Your vehicle may be towed without notice at your expense if you:

- Park in a fire lane
- Park in a no parking area
- Block a fire hydrant, refuse container, another vehicle, sidewalk, or lawn

Oversized vehicles, commercial vehicles, recreational vehicles, boats, or trailers may not be parked in the community without our consent.

Soliciting

Our community is private property and soliciting is strictly forbidden. This is for your privacy and safety.

We ask that you cooperate by reporting to the management office any solicitors who knock at your door or leave pamphlets/brochures at your door, except by invitation.

Trash

All trash should be placed in plastic bags and disposed of in the appropriate waste containers. Bulk items should never be disposed of outside of waste enclosures or left on community grounds. Please do not place any trash in halls, stairways, balconies, or laundry rooms.

All boxes and cartons should be broken down before being placed in the cardboard recycling container.

Management will assess a \$50.00 charge to the resident for each bag of trash that we find that is not properly disposed of (i.e., trash not placed in dumpsters, placed on the grounds of the community, placed in hallways, placed in recycle-only bins).

Recycling

Recycling is required by Fairfax County law for all residents.

Recycling facilities are located in the wooden enclosure at the main entrance of the property next to building 4057.

It is very important not to mix recycled items. Therefore, we have placed separate recycling bins specifically labeled for bottles, cans, mixed paper, and cardboard. All cardboard must be flattened before being placed in the appropriate recycling container.

Mixed paper includes newspapers, junk mail, envelopes, magazines, fliers, advertisements, cereal boxes, and other similar paperboard, computer paper, etc. Cardboard includes any corrugated containers including moving boxes and product packaging. It is okay to recycle paper and cardboard with ink or glossy finish. The only items you should not put in the paper or cardboard recycling are wax coated paper (including milk cartons), foil coated paper, and pizza boxes.

We also recycle bottles and cans made from plastic, glass, and metal. For plastic, any container that is a bottle and has a neck can go in the bin: soda bottles, milk jugs, juice containers, etc. Please do not include

wide-mouth plastic containers such as yogurt cups, butter tubs, deli containers, and frozen dinner trays. Any glass jar or bottle can be recycled, but please do not include plate glass, drinking glasses, or ceramics. For metal, any metal food or beverage can be recycled: tin cans, soda cans, steel cans, etc.

Lock-outs

Call the office for lock-outs and call service will page the on-call technician. There is one free lock-out for every 12 months. Each additional lock-out is \$40. This fee will be charged to the resident's rental account. Resident must present photo ID in order to be given access into the apartment.

Quiet Hours

Quiet hours run from 10:00 p.m. - 7:00 a.m. seven days a week.

This does not mean that you cannot make noise or have guests visit your home; we just ask that you please be respectful of your neighbors.

Pest Control

Routine pest control is done on a rotating schedule throughout the community. When your building is due for treatment, we will notify you by placing a notice on your door in advance.

If you have any special requests or need service prior to the regular treatment of your building, please call the leasing office so we can schedule you for a treatment.

Pets

You must notify the office before adding pets of any kind to your apartment home, as all pets must be pre-approved by management for residency and all applicable pet fees must be paid.

Please contact the office for information on the criteria used and the fees assessed for approved pets.

Your pet must be walked on a leash at all times when outside of your apartment. Your cooperation in cleaning up after your pet is greatly appreciated.

We accept pets up to 80 pounds, and there is a limit of two pets per apartment. Please see the office for restrictions on breeds and to obtain the non-refundable pet fee information. Please be advised there is a monthly fee of \$25 per pet for pet rent.

Children and Guests

Leaseholders will be held personally responsible for property damage caused by their children and/or guests.

Please be sure that your children are supervised at all times. Our community policies do not allow parents or guardians to leave children without adult supervision.

We are obligated to report unattended children to child protective service agencies.

Safety

Notify the office immediately of any faulty door or window locks. Lock your car, doors, and windows when you are at home or away.

Do not leave valuables in your car. Secure items such as car phones, radar detectors, and portable stereos. Never leave cash or jewelry visible.

Community Guidelines

Keep your patio, balcony, and front entrance free of personal belongings. Keep blinds, shades and drapes closed at night.

Please do not bring anything into your apartment or the community that increases the risk of fire. Things that could cause an increased risk of fire include flammable oils, fluids, propane, benzene, gasoline, kerosene, or other hazardous materials.