



COVENANT TO THE LEASE EXHIBIT "A"
Magnolia Ridge M.H.C.

1. No pets are permitted in or outside the property.
2. Absolutely **No Feeding** stray pets of any kind on the Arcovia Properties, Inc.
3. No other person than those listed on the lease may stay at the property for more than 2 nights. Any person that is consistently at the unit must pass a criminal background check
4. No parking on the grass or in, or on, the side of the street. All cars are to be parked in designated driveway. Tenants, guests and invitees are not to park in the driveway designated for another unit. Two cars are allowed per unit.
5. No abandoned vehicles on the property. All vehicles must have a current tag, 4 hubcaps, and must be in condition or repair that will allow them to be used on public highways. Vehicle must have a quiet muffler. Vehicles must not have any missing parts that are visible and no signs of being wrecked, or primed and not painted. If they do, they shall be removed from the property without notice and this will be done at Tenant's expense. No vehicle can be sitting on blocks.
6. No repairing of vehicles or any type of mechanical work is permitted on premises
7. Tenant is to report promptly any water leaks coming to the interior of the property by calling the maintenance request line @ 770-554-4300.
8. During the winter months, Tenant agrees to keep the temperature at a minimum of 60 degrees at all times (including absence from the unit). Failure to do so will make Tenant liable for any damages to the property caused by pipes bursting
9. Resident is to notify Management of any damages to the property by Resident, family, invitee, or guest by calling the maintenance request line @ 770-554-4300. The cost of said damages is due and payable the next period when rent is due. Management is to make all repairs.
10. Resident agrees to inform management of any job changes, being laid off, fired, or any change of income.
11. Sinks and toilets are to be used in the way they were designed. No foreign substance should be flushed down the toilet (this includes excessive toilet paper, sanitary items, diapers/baby wipes, grease or coffee grounds). If these items are found in septic lines, Tenant will be charged a minimum of \$100.00 service charge, which must be paid prior to the next rent payment.
12. Tenant is responsible for getting trash container to the street on Tuesday morning. It is Tenant's responsibility to remove trash container from the street by Wednesday morning. If the container is still at the road on Thursday, management will remove the container from the street and will bill the Tenant a \$5.00 service charge to be paid at time of bill
13. Tenant is responsible for maintaining a trash free yard. This includes cigarette butts, bottles, cans, paper of all kinds, and trash bags with or without contents. If tenant is warned by management they have 24 hours to clean the yard. If the yard is not cleaned to management satisfaction within the 24 hour period Arcovia Properties, Inc. will clean the yard at the fee of \$50.00.
14. No loitering or hanging out in streets. Shirts must be worn in the park and on the streets of the community.
15. Resident shall not make nor permit any disturbing noises, nor do or permit anything that will interfere with the rights, comforts or conveniences of other residents. No resident shall play, no allow to be played, any musical instrument, or operate or allow to be operated TV, radio, or car radio loud or in a way that may bother others.
16. Porches, balconies, patios, front and back yards shall be kept free from rubbish, trash or toys. Bicycles, toys, plastic pools, chairs and riding toys are to be kept at the back of the unit and not in the yard. Porches are to be kept neat.
17. Management will maintain the yard. Any items or toys left in the yard will be thrown away.
18. No business shall be ran out of the home; including, but not limited to, child care
19. Trucks of more than one ton capacity, boats and recreational vehicles are not allowed in the community
20. Resident will not be allowed to move from one unit to another
21. No kerosene or gas fuel heaters

22. Resident is responsible for obtaining Renter's Insurance. Magnolia Ridge has insurance on the dwelling but it does not cover the Renter's personal property. Tenant does not hold Owners responsible for any damage to their person or personal property.
23. No unit shall have more than 5 people (in 3 bedroom units only, 2 adult maximum) without written permission
24. No exterior decoration on property such as flags, lawn ornamentation, etc.
25. No storing, hanging, or draping rugs, towels, or clothes and/or other laundry on porches or over windows
26. Tenant may not wallpaper or change the interior or exterior colors of the unit or its contents
27. Refrigerators and freezers or all major appliances, may not be kept on porches
28. No consumption of alcoholic beverages or open containers on the street, playground, or picnic areas
29. Tenant will maintain proper care of the carpet and flooring in unit. This may include removing muddy shoes before entering the unit
30. No loud music from home or cars
31. If management has reason to believe Tenant, Tenant's family or guests are involved in any form of vandalism, it will be cause for eviction
32. No four wheelers, loud vehicles or off-road motorcycles are permitted in the community
33. No clothes lines
34. Only small wading pools can be used and kept at the back of the unit
35. Tenant is responsible for keeping children in their own yard, under parental supervision
36. Complaints is cause for eviction
37. Tenant may have a free standing satellite with no attachment to the unit, decks, or free standing in the middle of the lot.
38. All blinds are to remain in a downward position at all times to keep a uniform look from the outside of the unit. Blinds may be opened and closed
39. New locks/ deadbolt locks must be placed on by Management- Tenant is not to put on locks under any circumstance. Tenant will be charged for this service
40. At Management's sole discretion can anyone be added to or removed from the lease. All names on the lease must have passed a criminal background check prior to signing lease
41. No burning (of trash, leaves, trash barrels, fire rings, fireworks, etc) or bon fires of any kind
42. Tenant should not congregate in front or side yards. All grilling, congregating and picnicking should be done in the back yard only.
43. No more than 5 people in the yard or in the unit at any time. Special requests can be made for visitors and guests but Tenant must notify Management at least 48 hours in advance.
44. No yard sales or garage sales
45. No BB guns or pellet rifles on property.
46. Not following any and all of the above guidelines is cause for eviction.
47. Storage buildings are available from Arcovia Properties, Inc. at the rate of \$40.00 per month.
Tenants are not allowed to provide your own storage building.
48. Blinds are to be kept in good condition; Arcovia Properties, Inc. will bill tenant \$20.00 per window to replace blinds that are damaged or broken.

List names and birthdate of all persons living in the home:

Adults: _____ Birthdate: _____

_____ Birthdate: _____

Children: _____ Birthdate: _____

_____ Birthdate: _____

_____ Birthdate: _____

10/28/08

Number of Cars: _____

Make _____

Year _____

Tag# _____

Make _____

Year _____

Tag# _____

Arcovia Properties

Tenant

Date

Tenant

