



Avalon Apartments of SM

1032 7th Street

Managed by: **Lambert Investments, Inc**

Rules and Regulations

House Rules and Regulations: Obligations of A Resident

YOUR APARTMENT IS YOUR HOME AND THE BUILDING AND IT'S COMMON AREAS ARE THE COMMUNITY YOU SHARE WITH OTHER RESIDENTS. THESE RULES ARE NOT INTENDED TO BE RESTRICTIVE, BUT ARE DESIGNED TO HELP CREATE A BETTER, MORE PLEASANT, AND SAFER PLACE TO LIVE. A FRIENDLY COOPERATIVE SPIRIT WILL BE TO THE BENEFIT OF ALL, AND THE MANAGEMENT SOLICITS YOUR HELP IN ATTAINING THESE GOALS.

1. Rent is payable in advance on or before the first day of the month unless a different date is agreed upon in writing. **If any rent check is returned to the Owner's bank for any reason, the tenant will be charged \$45.00** for each occurrence to cover bank and administrative expenses incurred. If good funds are not received in a timely manner, a late payment penalty in the amount of 5% of the rent will be charged. This **5% late fee** is a penalty charged to tenant and is used to offset the cost of producing and/or delivering 3-Day Notices to Pay Rent, extra bookkeeping efforts etc., and is not considered rent.

Initial: _____

2. The key to unlock the unit must not be changed. **This is a master keyed building.** No new locks may be added to the unit without prior written approval. Any new lock, once approved, shall be made operable by the buildings' master key. {Santa Monica Lock and Safe can be contacted to perform this service.} Management must always have the ability to access your unit in the event of an emergency.

Initial: _____

3. Management is not responsible for fire damage or theft of personal property, including jewelry, money, apparel or other items in or about the premises, including any storage areas, carports and garages. Management is not responsible for any damage to your person or belongings caused by water from fire sprinklers. **Do not hang anything from the fire sprinkler pipes.** Especially bad is electrical cords/lights etc. **Tenant should purchase Renter's Insurance** to protect your personal belongings. If you do get renters insurance, please list "Avalon Apts of SM" and "Lambert Investments, Inc." as additional insureds.

Initial: _____

4. The persons who shall occupy an apartment is set forth in the rental contract. No exceptions are allowed. Subletting is grounds for eviction.

5. Instructions for operating all appliances are in the apartment or available from the resident manager. These conveniences are to be operated only in accordance with factory recommendations. If the pipes are abused and become clogged the tenant will be liable for costs incurred. Washer and dryer operating instructions are posted in the laundry room. Please be certain you use them. Also see the Laundry Room Policies as posted.

6. No unnecessary noise, loud talking, profanity, or playing is allowed at any time. All musical instruments, television sets, radios, stereos, etc., are to be played only at moderate volumes so as not to disturb other residents. Tenants shall observe quiet time between the hours of **10:00 p.m.** and **8:00 a.m.** Headphones to your devices are recommended. And Headphones will be required if complaints are received.

7. The community room & kitchen is for the use of all of the tenants in good standing. Please keep in mind that it must be shared at all times. Do not leave a mess for someone else to have to work around. Do not let anything in the kitchen go unattended. If a tenant abuses the kitchen, the community kitchen privileges may be revoked for that individual. Clean the stove after each use. The community room follows similar times as 6 above, open from 8 am to 10 pm. If using the kitchen sink or stove, you must be finished cleaning up by 10 pm.

8. No alterations, painting (hanging heavy pictures or other items on walls may be done without prior written consent from the owner or the manager. (New pipes in the walls could be damaged.) Blinds, carpets or wood floors and fixtures must be given good care and be free of spots, burns or other damage when you vacate the apartment. Read the covenants in your rental agreement or lease covering these items. The resident will be responsible for and required to pay for all damage beyond normal wear and tear. Please use the **loaner vacuum in the community room** as needed to keep up on cleaning your apartment carpets.

9. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow therefrom caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of and must be paid for by the resident. (Sanitary napkins and wipes are NOT flushable.)

10. No rugs, towels, articles of clothing or other such items are to be draped over the rails or off balconies, and no mops or rugs are to be shaken from same or through window openings.

11. Residents are responsible for their own conduct and the conduct of their guests and must ensure that guests adhere to these rules at all times. Residents and guests must be orderly. Intoxication, disorderly conduct, objectionable language or other disturbances by residents or visitors shall be cause for eviction.

12. Our building is a **No Smoking** building. Santa Monica law prohibits smoking in the units and outside or in close proximity of any unit's door or window. Our building is designated as non-smoking and applies to all tenants moving in after November 22, 2012. (Santa Monica Municipal Code section 4.44.040.)

13. Any long term house guest (over 3 days) must be approved in writing by the Assistant Manager or Property Management in advance. We will not arbitrarily decline but must be given info on who will be in the building.

14. No trash or other material may be accumulated which will create a hazard or be in violation of any health, fire or safety ordinance or regulation. Your apartment must be kept clean, sanitary and free from objectionable odors. State law prohibits the use or storage of gasoline, cleaning solvents, other combustibles or toxic chemicals in an apartment.

15. No stuff outside of your unit please. No personal belongings, including bicycles, play equipment or other items, may be placed in halls, stairways, common walkways or common areas about the building. The one exception will be a doormat. Do not leave shoes or any other items outside your apartment door.

16. Entry of units: In the event of emergency or good reason to believe such may exist, owner reserves the right to enter the premises during resident's absence without prior permission. If you are making a repair request, please let us know if you are giving us permission to enter in your absence. This can speed up maintenance.

17. This is a "NO PETS" BUILDING. No resident shall encourage (to stay or congregate) or feed stray animals about the property. No guest pets please. This keeps the building healthy for those residents with allergies.

18. Residents are to dispose of their own rubbish and not leave any trash or debris at or outside the apartment door. This includes door hangers and advertising literature. If resident leaves large debris at the trash bins, resident is held responsible for the additional costs of having it removed and hauled away.

19. The Owner and Management encourages and recommends that tenants use Santa Monica recycling locations for glass, aluminum, paper, and plastic in the blue bins. When taking out the trash or if using the new green composting bins it is very important to make sure you do not drip or mess up the walkways. Please make sure you have no leaks from your trash or green composting bucket. Santa Monica recycle Info. 310 458-8526.

20. The Owner and Management encourage and recommend that the tenants participate in the local Crime Watch Program and assist community organizations. Please report suspicious activities, vagrants, and unauthorized persons on the premises to the police or resident assistant manager or management as needed.

These Rules and Regulations may be updated via a 30 Day Notice of Change of Terms of Tenancy as needed. Your signature below confirms that you understand and accept all of the above conditions.

Dated: _____ Tenant(s): _____

Reviewed with tenant by Manager/Owner's Agent: _____

LAUNDRY ROOM USE POLICY

We welcome all residents to use the community laundry room and enjoy its benefits. We put these policies in place to ensure that this shared amenity is accessible to as many residents as possible in a fair manner. These policies also help maintain the machines, so residents can rely on their performance. To avoid disturbing residents nearby, we kindly ask that the laundry room not be used late into the night. This is like Section 7 of the building's Rules and Regulations on the community room and Kitchen. To accommodate work schedules, we will open the laundry room earlier in the mornings.

Hours: 7 am to 10 pm

1. Please use a maximum of two washers and three dryers at a time.

One of the machines should be available for someone else, who might have the need to use a washer and/or dryer right at the time you need them as well.

Do not use all three washers and/or four dryers all at once. So that a washer unit is available if others need to do a load.

2. When washing, please use **ONLY REGULAR DETERGENTS**, as sold in the stores. No other ingredients are permissible in the washers. Some tenants have used VINEGAR and other products that leave residues that affect the next users' clothing. Therefore, this request for this to stop.
3. Latest time to start washing is 9:30pm, so the washer run is over by 10 pm.
4. Do not overload. Do evenly distribute in the washer. Do check on the Wash or Dry progress so that you can adjust the load if it makes unbalanced banging.
5. **Please be Timely.** Check on your wash load at finish time and also pull dry clothing in a timely manner. **Please set a timer on your phone** to remind you when you load is done and ready to be checked or pulled out.

Thank you for your cooperation.

Avalon Apts. of Santa Monica
Rules and Regs Policy update: 3/25/2024