



COMMUNITY POLICIES
September 1, 2019

Thank you for choosing a community professionally managed by FOUNDATION COMMUNITIES. It is our desire that your residence with us be comfortable and rewarding, and as a result, you will elect to remain with us during the coming months.

In an effort to eliminate any misunderstandings concerning the obligations of and/or representations made by FOUNDATION COMMUNITIES, the ownership of the community, or any employee of either entity, we are requesting that you carefully read the contents contained herein and signify your complete understanding by signing the last page of this document.

By signing this document, you fully acknowledge that you have read and do understand each and every paragraph contained herein. Your occupancy of the apartment home you have selected is contingent upon your understanding and acknowledgement of this statement. *Do not sign this disclosure if you do not understand any portion of it or if you are in disagreement with any statement contained herein.*

PREFACE

The following items are policies by which this community is operated. They are based on the belief that consideration of others and respect for this owner's property is important. These policies and procedures are an addendum to and are referred to in your Lease Contract. Violation of any of these policies can result in termination of your Lease Contract. These policies may be added to, amended or repealed at any time without notice by Management.

FAIR HOUSING STATEMENT

This community is committed to compliance with all federal, state, and local fair housing laws. Your community policies are designed to provide consistent and fair treatment of all residents in the spirit of these laws. The management staff at your community has a legal obligation to treat all individuals in a consistent manner. Please do not place them in the difficult position of denying a request for an exception to a written policy. Thank you in advance for your cooperation.

OFFICE HOURS

Monday through Friday	8:30 am to 5:30 pm
Saturday	CLOSED
Sunday	CLOSED
Holidays	Please check resident newsletter/office for details.

CONTACT INFORMATION

Management Office Telephone:	512-610-2222
Management Office Facsimile:	512-610-2224
Learning Center Telephone:	512-610-2230
Courtesy Patrol (6pm to 6am):	512-848-4746

After Hours Maintenance Emergency is: 512-610-2222

Please call 911 for Emergencies, not the answering service, in the event of a non-maintenance emergency situation.

SMOKE FREE ENVIRONMENT

Homestead Oaks Apartments is a Smoke Free Living Environment. Residents as well as all Resident's Guests shall not smoke anywhere in the units, or in the building where a dwelling is located or within 30 feet of any of the common areas such as stairwells, porches, playgrounds, laundry rooms, offices and community rooms in the rental community. There are specific areas within the community designated as "Smoking Areas". These areas are identified with the appropriate signage. Violating this community policy is a violation of your Lease Contract.

RENTAL PAYMENT

Although your rental payment policies are stated in your Lease Contract, we will explain them further here.

- **Cash is never accepted.**

- All rent is due on the 1st day of the month, or as stipulated in your lease contact.
- No partial payment will be accepted.
- If the office receives your rent after the date specified on your Lease Contract, you will be charged a late charge as stated in your Lease Contract. No personal checks will be accepted for rental payment after the 3rd of the month. After that date, you must use either a money order or cashier's check. Effective 9/1/2019: Initial Late Fee on the 4th of the month will be 3%. Daily Late Fee starting on the 5th of the month and going until 11th of the month (7 days) will be 1%.
- A Return Check fee plus applicable late charges will be assessed on all checks returned by a bank for any reason. Checks will not be re-deposited. Returned checks must be paid by a money order or cashier's check within 24 hours of notification.
- After we receive two returned checks, we may no longer accept personal checks for rental payments (or any other charges). In this case, you must pay by money order or cashier's check until further notice.
- Rental payments may be made before or after business hours by dropping your check, money order, or cashier's check in the night drop slot.
- **Late Payments can be cause for Non-Renewal of lease.**

PAYMENT OF UTILITIES

- It is each households responsibility to notify each utility provider with the appropriate personal information in order to be billed directly for each utility service

KEYS AND LOCKS

The care and maintenance of the keys and locks to your apartment is of critical importance. No one should have a key to your apartment without your prior written consent. This includes family, friends, and delivery or repair services. (Of course, management will retain a key.)

GENERAL

- Take precautions with your keys. Do not hide a key outside your home. Do not give your keys to acquaintances. Do not put your address on your key ring.
- Your apartment is provided with a latch on each window and a keyless deadbolt on every exterior door. If your apartment has a sliding glass door, it is equipped with a pin lock and one additional latching device, either a handle latch or security bar.
- We strongly recommend that you keep all windows and doors locked at all times. Immediately upon move in, check all of the above and report any broken, missing, or unserviceable items to the manager.

LOCKOUTS

- We DO NOT offer a lockout service after business hours. It is the Residents' responsibility to contact a locksmith.
- If you are locked out of your apartment during business hours, please stop by the management office with a picture identification to gain access.
- Our management staff will be happy to make a duplicate of your apartment key for a minimum charge of \$5.00. Mailbox keys may be provided for a minimum charge of \$3.00. Advance payment is required for duplicates.
- If you wish to have your locks changed, a \$25 charge will be charged. Payment in advance of lock change is required. A request for a lock change must be in writing.
- There may be an additional cost for approved additional locks or latches.

TRANSFERRING

Occasionally residents choose to transfer to another apartment within the community.

- A 60 day written Notice of Intent to Vacate must be given.
- Current Lease Contracts must be expired prior to transferring.
- The Property Manager must approve the transfer.
- A \$200.00 transfer fee applies unless the transfer is the result of a reasonable accommodation request.
- **A new deposit is required to hold a new apartment.**
- Transferring to another apartment may require you to re-qualify as a new move in.
- Your apartment will be inspected prior to the approval of the transfer. Any damages in the apartment will be your responsibility prior to transferring.
- Households wanting to transfer must be in good standing with no balances owing as well as a good payment history.

OCCUPANTS

If, during the term of your Lease Contract occupancy exceeds the maximum occupancy restrictions of the apartment, the resident must either transfer into a larger apartment or vacate the apartment at the end of the lease term. The addition of any person to the apartment must be

reported to the office. The addition of any person other than infant by birth or adoption, in excess of the maximum occupancy limitation, shall constitute a breach of the lease contract. All occupants over 18 years old must be screened through the FOUNDATION COMMUNITIES application process and an application fee must be paid prior to move in.

GUESTS

Residents are responsible and liable for the conduct or any damages incurred by their guests. Guests must be accompanied by a resident at all times when utilizing any of the common areas, recreational items or areas, the computer and laundry facilities. Residents are permitted 2 guests per household when utilizing any of the common areas, recreational items or areas, the computer and laundry facilities. All guests staying more than 7 consecutive days at a time or more than twice that many number of days in any one month, requires notification to the office in written. Please include your guest's vehicle information to avoid towing.

SOLICITATION

FOUNDATION COMMUNITIES and this community wishes to create a comfortable environment for all residents and occupants. Management does not permit solicitation of any kind. Please contact the management office if any one is violation of this policy during business hours. If any one is in violation of this policy before or after business hours, please contact the police.

VEHICLES AND PARKING

- When entering or leaving the community, you are requested to operate your vehicle at a speed not to exceed 5 miles per hour.
- All parking is unassigned, *except* in designated areas. Please be courteous to your neighbors. Do not take up two spaces with one vehicle or park on the grass or curbs.
- Campers, trailers, boats, buses, large trucks, recreational vehicles and equipment will not be allowed to park on the premises.
- Violators will be towed away at owner's expense.
- Automobile repair work is not allowed on the premises.
- Vehicles must meet all state inspection requirements to remain on the premises.
- **Any unauthorized motor vehicle that is parked in a fire lane, handicapped space, blocking a trash receptacle or a garage, double parked, abandoned (expired registration) or inoperable will be towed away without notice at owner's expense.**
- You are responsible for notifying occupants and guests of these towing policies. Management will not be responsible for any damages or charges to the vehicle involved.
- Motorcycles should be parked in parking lots. Do not park them on patios, balconies, inside your apartment, in breezeways or under stairs. They must have a current tag. No "dirt bikes" are allowed on the premises.

CONDUCT

Residents and occupants should ensure that minor household members are accompanied by a capable and responsible supervisor in and around our community. All persons who use bikes, skateboards, scooters, or other recreational items of a similar nature shall not use them in breeze ways, near entrances, on stairs, or on railings. Violations of any of these guidelines may result in the issuance of lease violation(s) to the offender(s), or may result in the offender(s) being required to leave the area.

INSURANCE

The apartment community provides no guarantee of personal safety and security. **We strongly recommend that you obtain adequate renters insurance coverage and adequate automobile insurance coverage.**

MAINTENANCE

Maintenance requests or work orders will be handled after office hours if they are emergencies. After hour emergency maintenance requests can be reported via the management office telephone number. The on-duty maintenance associate will determine the appropriate course of action. All non-emergency maintenance requests or work orders must be submitted in written form to the office.

The following constitutes a maintenance emergency:

- no heat (when outside temperature is below 50 degrees Fahrenheit)
- no cooling air conditioning (when outside temperature is above 90 degrees Fahrenheit)
- flooding or leaking of water, including broken pipes
- toilet is not flushing (if there is only 1 toilet in the apartment)
- NO HOT WATER does not constitute an after hours emergency.

If you have a pet and maintenance needs to be performed in your home:

1. Resident(s) must be present and have complete physical control of their pet when maintenance staff enter the home.
2. If no one will be home when maintenance is performed, residents must have dog(s) crated or removed from the home.
3. We have the right to refuse to enter your home to make a repair if the staff does not feel safe due to your pet(s).

Attached to your range hood through a magnetic hold is a Stove Top Fire Stop. This unit will only activate once flames reach it. Any removal or tampering with this device will render it inoperable in case of a fire. Please do not tamper with, disable or remove the Stove Top Fire Stop. You will be liable for the cost of replacement if it is removed or tampered with. This device has the potential to put out a small stovetop fire but there is no guarantee that it will work. Ultimately it is your responsibility to use safe practices while cooking in the kitchen.

PEST CONTROL

Posted for viewing by the community, this community has a set schedule of pest control extermination. Any additional requests for pest control must be made in writing. Pest control visits the community regularly once a week. Additional visits will be made per an individual request. You must report any pest/roach issues to the office immediately. Please assist Pest Control by maintaining a high standard of housekeeping. Leaving opened food items throughout your apartment is not permitted. Leaving dirty dishes in sink or dishwasher for extended period of time can result in pest control issues.

In the last couple of years Bedbugs have made resurgence. Please do not move any furniture into your new home without a thorough inspection first. Bedbugs can be transported not only on clothing, but furniture and other objects as well. At the first sign of Bedbugs please notify the office **IMMEDIATELY**. Remember Bedbugs can also be transported in and on luggage, so if you or family members are returning from a trip, please be sure to inspect your luggage prior to bringing it into your home. Please refer to the Bedbug Addendum for any further information.

PETS

A maximum of two (2) pets are permitted per apartment. A \$300 Pet Deposit is required along with an executed Pet Agreement. The Pet Deposit must be paid IN FULL prior to your moving into your new home. Maximum weight limit is 35 pounds. Certain breed restrictions apply. All pets must have updated and current vaccinations. Your pet must be at least 1 year old and housebroken. Pets must be walked on a leash at all times. It is your responsibility to clean up after your Pet. There are "Pet Stations" conveniently located throughout the community for pet defecation disposal. Pets are not to be left unattended or affixed in any breezeway, stairway porches or common areas. Pets are not permitted to urinate or defecate your apartment, breezeways, porches, stairwells or common/recreational areas. You will be charged an initial \$100 fee for any unauthorized animals as well as \$10 per day until the animal and/or animals have been removed from the premises. **We do not allow reptiles, rodents, birds, arachnids, or insects!!!**

DELIVERIES

- We will accept packages as a courtesy, and will only accept packages for residents.
- We are not responsible or liable for any lost or stolen deliveries signed for or accepted by any of our authorized representatives. While your deliveries are in our possession, both during and after office hours, please be aware your deliveries are not secured.
- Please pick up your deliveries within 48 hours. If you do not pick up your delivery within 48 hours, we reserve the right to return to sender. Occasionally, the number of deliveries may become too great or too cumbersome; therefore, we reserve the right at all times to refuse deliveries.
- **Management is not responsible for contacting residents when accepting packages. This responsibility is in the hands of the deliverer.**
- Deliveries or services requiring entrance into the resident's apartment by anyone other than the management/maintenance staff will be allowed only with written permission in advance from the resident.
- Management is not responsible for articles or parcels left at your door or in the management office by delivery services.
- The management staff will not be available after hours to allow you access to your deliveries. You must pick up your packages during regular office hours.
- Please do not have perishable goods delivered to the management office.
- *We will sign for packages that are 20 pounds or less and no larger than 2 feet by 2 feet by 2 feet.*

TRASH REMOVAL AND DISPOSAL

- You will be charged for any trash not properly disposed or left outside your apartment.
- Residents will be expected to dispose of their bagged and tied trash inside the dumpster facility.
- Furniture may not be disposed of in the dumpster area.
- Residents may not dispose of personal trash from apartments in the garbage cans located throughout the property; these are meant only for small items. Place all trash in dumpsters.
- Residents will be charged \$25 per bag/box for any trash left in entryways, breezeways, porches, or any common areas. Please contact the management office if you require further instructions regarding property disposal of garbage with the dumpster.
- Homestead Oaks will provide Single Stream recycling. Please only place recyclable material in these bins.

COMMON AREAS

SUSPICIOUS ACTIVITY AND NOISE VIOLATIONS

You or your guest shall not engage in unlawful activities in the apartments, common/recreational areas, or on the community grounds. These unlawful activities include, but not limited to the possession, use and/or sale of illegal drugs and disturbances or acts of violence that damage or destroy property or injure other residents. Displaying or discharging any type of a weapon is prohibited. Consumption of alcohol in common/recreational areas is prohibited. Engaging in any of these activities may result in immediate termination of your lease contract.

Never attempt to apprehend a person committing a crime or investigate suspicious activity. Leave any confrontation to the police. Allow the police to perform the job they are trained to do.

Please do not play stereos, televisions, or other appliances or engage in an activity at a volume or a time that would annoy your neighbors. For the respect of your neighbors, please restrict your noise level from 9:00 pm to 9:00 am every day.

If you have a noise complaint concerning a neighbor, we recommend the following procedure:

- Speak to your neighbor. They may not be aware of the disturbance.
- If the problem persists contact the management office, during business hours.
- If it is after office business hours contact the police.

After three violations, we reserve the right to ask you to move.

LOITERING

No loitering is permitted at any time. Use of common and/or recreational areas is prohibited between the hours of 9:00 pm and 9:00 am all week.

CLOTHES CARE CENTER

- The Clothes Care Center will be open 24 hours a day for your convenience and accessible thru a code lock system.
- Never leave your clothes unattended. Clothes will be removed from washer or dryer by residents needing to use them and placed on the folding table.
- Clothes Care Centers are provided for the convenience of all residents. Please report any problems or needed repair to the management office. We will take prompt action. Help us keep the Clothes Care Centers clean by properly disposing of all trash.
- For any reimbursements of loss money please contact the company listed in the clothes care center.

OTHER COMMON AREAS

- Residents, occupants, and their guests are not allowed in the following areas:
 - Holding ponds
 - Creek areas
 - Construction areas
 - High voltage equipment areas
 - Mechanical and cable rooms
- Landscaping is provided to enhance the beauty of the community. No playing is allowed in the landscaped areas. Parents are responsible for their child's vandalism.
- Walkways, driveways, entrances, stairways and porches must not be obstructed or used for storage.
- No structural changes or additions may be made to the exterior building.

PORCHES, BREEZEWAYS AND STAIRWELLS

- Management reserves the right to monitor the décor and appearance of these areas.
- Please check with the Management office prior to putting up any Holiday decorations. If permitted they must be removed two weeks after of the holiday.
- **Satellite dishes are not permitted.**
- No items, such as: laundry, clothing, rugs, mops, or sport team flags are permitted on any part of the premises.
- Personal items are not permitted in the outside walkways, porches, breezeways, stairwells or under stairwells.
- The **use or storage of barbeque grills** on porches, walkways, breezeways, etc. **is prohibited.**

SPORTS COURT

A Sports Court is conveniently located across from the Leasing Center for our residents' enjoyment. Please be sure to check signage for the appropriate times the court is available for use. Profanity, rough housing, bullying, and/or any obnoxious threatening behaviors are prohibited. Use of recreational areas is prohibited between the hours of 9:00 pm and 9:00 am all week.

LEARNING CENTER/COMMUNITY CENTER

Please always refer to the Learning Center/Community Center Coordinator for details of hours of operation, programs, and Learning Center/Community Center Program Handbooks.

Due to the wide variety of ages and maturity levels of our residents and occupants, and to avoid malware and computer viruses infecting our publicly used equipment, all persons who use our computer equipment, whether adult or minor, are to act with reasonable care and diligence to avoid anyone's exposure to lewd, disturbing, offensive, sexually graphic, dangerous, disturbing, or inappropriate words, sounds or images, whether on computer screens, over computer speakers, or on printers in or about Homestead Oaks computer lab and work area. Violations of these guidelines may result in the offender(s) being required to leave the area.

- Use at your own risk. Our representatives are not responsible for viewings, viruses, or loss of information on computers.
- No food or drinks are permitted in the computer rooms.
- If you will be printing more than 10 pages, please bring your own paper.
- Please be considerate of others: do not tie up computers for extended periods of time.

INSIDE YOUR APARTMENT

The management staff at your apartment community works very hard to maintain your community's attractive appearance. We ask that you assist in the following ways:

- All window coverings must show a white background when viewed from outdoors. This restriction includes both drapes and blinds. Foil and sheets are not permitted in windows.
- Please report any damaged window coverings provided in the apartment to management.
- Your apartment must be kept clean and free of clutter.
- Trash must be disposed of at least weekly. Do not leave trash throughout your apartment.
- Do not leave opened food items anywhere in your apartment home.
- Waterbeds are not permitted.

SMOKE DETECTORS

Make sure smoke detectors operate properly. If fire occurs, smoke detectors alert you right away so that you can get out of the building safely. If you notice that a smoke detector in your own apartment or common area is beeping, be sure to change the batteries, or have the electrical systems checked by management. **As stated in your lease, it is your responsibility to replace dead or missing batteries in your apartment's smoke detector immediately. Do not disable your smoke detector.**

FIRE SAFETY PRECAUTIONS

We recommend that you take these simple fire safety precautions in your own apartment to prevent fires from starting. **In the event of a fire please call 911 immediately.**

- Let cooking grease cool down before pouring into a metal can.
- Monitor children carefully. Do not let children cook on the stove.
- Keep lighters and matches out of the reach of children.
- Avoid cooking while intoxicated, medicated or sleepy.
- Do not store gas-operated tools or vehicles inside the apartment or under stairways.
- We have provided barbeque grills for your use throughout the community. Do not leave hot coals in the grills unattended or food while cooking. Please ensure all coals are completely out and properly disposed of.
- Personal barbeque grills of any type are not permitted for use on property or allowed to be stored in your apartment.
- **Fire laws and insurance requirements prohibit the use of barbeque grills on porches, in breezeways, or stairwells. This can result in fines and violations to you personally.**

CARRYING HANDGUNS ONSITE

Unlicensed persons may not carry a handgun anywhere in the apartment community, other than to transport their handguns between their apartments and their vehicles as long as handguns are not in plain view. Whether or not you hold a license under the Texas handgun licensing law, by signing the Community Policies, you understand and agree as follows:

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun) a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly, may not enter the leasing office or any common rooms/amenities of this property with a handgun that is carried openly.

COMPLIANCE

You are participating in an affordable housing community that is monitored by federal, state, and local agencies. All information provided by your household to us is used in determining your eligibility and your acceptance is based on the validity of this information. Any misrepresentation by household members is considered a serious violation of the community policies and your Lease Contract. Failure to provide accurate information may result in eviction.

The community will send renewal/recertification notices, ninety, sixty, and thirty days before your Lease Contract expires. All residents must recertify annually. It is the responsibility of all residents to provide this information in a timely manner; failure to do so will result in a non-renewal and/or a possible eviction. Please contact your management office for specific details to the recertification process. **It is your responsibility, as the resident, to provide this information.**

MOVE OUT CHARGES

MOVE OUT CLEANING INSTRUCTIONS:

1. Entire apartment cleaned including stove, oven, fridge, freezer, bathrooms, closet shelving and countertops.
2. Floors swept and mopped.
3. Clean floors thoroughly.
4. Windows cleaned from the inside.
5. Sweep patios, balconies and entryways.
6. All trash removed & placed in dumpster (not outside of it).

DAMAGE AND REPLACEMENT COSTS

Key Replacement

***If keys are not returned there will be a \$25 per lock change.**

Apartment Key	\$5/key
Mail Box Key	\$3/key

Cleaning Charges

1 bedroom	\$80.00
2 bedrooms	\$90.00
3 bedrooms	\$100.00

- \$30 additional charge for heavy clean

Move Out Cleaning Charges (cont.)

Individual Cleaning Charges

- Stove cleaning	\$10
- Oven cleaning	\$25
- Tub cleaning	\$25
- Toilet cleaning	\$10
- Refrigerator cleaning	\$25
- Freezer cleaning	\$15
- Sinks	\$7
- Trash (per bag)	\$25
- Furniture Removal (Per item)	\$25

Painting Charges

1 bedroom	Full Paint:	\$215.00
2 bedrooms	Full Paint:	\$280.00
3 bedrooms	Full Paint:	\$335.00

- Sheetrock Repairs \$20 and up.
- Screw Holes \$5.00 each

Replacement Charges

Blind Replacement Charges vary from \$25 to \$100 depending on size.

Misc. Replacement Charges

Knobs on stove	\$5.00 each
Oven racks	\$40.00
Broiler pans	\$20.00
Crisper Drawers	\$60.00

Crisper Shelves	\$35.00
Dishwasher Knob	\$10.00
Towel Bars	\$15.00
Toilet Paper Holders	\$10.00
Toilet Seat	\$15.00
Shower Head	\$10.00
Shower Rod	\$7.00
Mirrors	\$100.00

Light Fixture Replacement

Dining room chandelier	\$50.00
Kitchen light fixture	\$65.00
Ceiling Fans	\$50.00
Ceiling Fan Globes	\$10.00

Screen Replacement

\$40 and up based on window size

Door Replacement

Interior doors are \$125.00 each.
Front and back doors are custom ordered & prices vary.

Smoke Damage

If the apartment has any smoke odor upon move out, charges will be assessed according to the severity of the smoke and the remedies management must undertake in order to make the unit habitable for another resident. These charges often include replacement of the carpet and blinds, in addition to ozone treatments, cleaning of the coils and a/c ducts, and using kilz on the walls. Prices will be assessed at the time of move out.

Ceramic Tile

If the ceramic tile requires repair and/or replacement upon move out, prices will be determined upon consultation with a professional contractor and the severity of the damage has been assessed.

Any other items that need cleaning or repair are subject to additional charges.

IMPORTANT COMMUNITY TELEPHONE NUMBERS

LAW ENFORCEMENT/FIRE DEPARTMENT

Austin Police (Emergency)	911
Austin Fire Department	911
Austin Police (Non-Emergency)	311 OR 512-480-5000

PROPERTY INFORMATION

Management Office	512-610-2222
Emergency Maintenance	512-610-2222
Courtesy Patrol	512-944-6885
Laundry Room Washer/Dryer	
Coinmach	877-264-6622
Learning Center	512-610-2230

ANIMALS

Animal Lost	512-972-4738
Animal Control	512-972-6060
Austin Community College	512-223-8120
Austin City Connection	512-974-2000

HOSPITALS

St. David's South Austin Medical Center	512-370-4418
Seton Southwest Hospital	512-324-9000
Dell Children's Hospital	512-324-8000

INFORMATION

General Information Hotline	211
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MAIL/PACKAGES

Post Office	800-275-8777
UPS Store	512-814-0279

NEWSPAPER

Austin American Statesman	512-445-3500
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SCHOOLS

Cowan Elementary School 512-841-2700
Covington Middle School 512-414-3276
Bowie High School 512-414-5247

UTILITIES & SERVICES

Cable/High Speed Internet/Phone:
A T & T 1-800-464-7928
Time Warner 1-855-807-0699
Electric:
Austin Energy 512-494-9400

RELEASE AND CONSENT

PROPERTY: HOMESTEAD OAKS APARTMENTS

As a resident of this community, I agree as follows:

1. I may wish to participate in activities at the above community, including but not limited to:
 - o Playground
 - o Learning Center
 - o Other activities
 - o Sports Court
 - o Designated Smoking Areas
2. I agree to exercise due care for my safety at all times, and I assume all risks associated with or incidental to the activities named above.
3. In consideration for my being permitted to participate in such activities, I release and discharge the above community, its owners, managing agents, officers, directors, agents, associates, associates, and assigns from all present and future claims and liabilities resulting from my participation or involvement in any of the above activities, including but not limited to property damage and personal injuries.
4. I will refrain from participation in such activities if my health, medical condition, medical treatment, or prescription medication makes such activities dangerous for me. I give management permission to summon or provide, at my expenses, medical personnel or treatment in connection with such activities, however, management will have no duty to do so. If I need medical attention, I hereby consent to all necessary treatment and authorize all steps necessary to treat my injury or condition.

I understand that this is a full and complete release and covenant not to sue. I have read it carefully and thoroughly and execute it voluntarily.

COMMUNITY POLICIES RELEASE

I acknowledge receipt of the community policies, which becomes part of the Lease Agreement. The policies set forth are additions to the rules and policies outlined in the Apartment Lease Contract and are binding on all residents, occupants, and guests.

PACKAGE RELEASE NOTICE

Due to the liability involved, this community, or agents thereof, will be able to accept packages on my behalf from the U.S. Postal Service, and any other commercial delivery services (UPS, Federal Express, etc.) with this written consent. The community or agents thereof, are not responsible for C.O.D. deliveries, damaged, perishable, or lost items.

Acknowledgement of Community Policies for:

HOMESTEAD OAKS APARTMENTS

APARTMENT # _____

RESIDENT

MANAGEMENT REPRESENTATIVE

DATE

DATE
