

Bella Terra Place
1551 Bellora Way
Webster, NY 14580
Model: 585-313-1743
Corporate Office: 585-392-5200
www.tra-mac.com

Rules and Regulations

Resident or any persons permitted to live in the Home with Resident and Resident's guest must comply with these rules. Notice of new or changed rules will be given to Resident. Bella Terra Place is not liable to Resident if another Resident violates these rules. Resident receives no rights under these rules. A violation of these rules is a default under the Lease to which these rules are attached.

1. The comfort and rights of other Residents must not be interfered with. Annoying sounds, smells, and lights not permitted.
2. No one is allowed on the roof of the building.
3. Residents must give to Bella Terra Place keys to all locks. Locks may not be changed or additional locks installed without Bella Terra Place consent, said consent may be withheld by Bella Terra Place in its sole discretion. The doors should be locked at all times. Windows must be locked when Resident is out. All keys must be returned to Bella Terra Place at end of term.
4. Waterbeds or furniture containing liquids are not allowed in Home.
5. Except as provided for in section 35 of the Lease, and an approved pet agreement is in place. No non-service animal(s) or pet(s) of any kind are allowed in the Home or building at any time. Feeding of wild birds or wild animals from the home patios, balconies or public areas is not permitted.
6. Vents and plumbing fixtures must be used for their intended purposes. The cost to repair any damages resulting from misuse will be paid by Resident.
7. Improperly parked or unlicensed cars may be removed without notice to Resident and at expense of car owner. Resident's family and guests will obey the parking regulations posted on private street, roads, drives, and parking areas.

8. One motor vehicle per registered occupant maximum two motor vehicles per Home.
9. No recreational vehicles, boats, buses, campers, motor homes, multi-axeled trucks or vehicles with company lettering will be allowed to be parked on premises unless they receive written permission by Management.
10. Flammable or dangerous items may not be kept or used in the Home or on the premises of the community.
11. Auctions, tag sales, moving sales, or the like are not permitted in the Home or anywhere in the Community.
12. Bicycles, scooters, skateboards, skates, carriages, or sleds may not be kept or used on the patio or balconies. No garbage cans, ice, milk bottles, mats, or other articles may be placed on patios or balconies. Nothing shall be hung from any windows, doors, balconies, patios, or terraces without Bella Terra Place prior written approval.
13. No screen doors or enclosures of any kind may be installed or attached to the home building by the Resident. Resident may not make alterations, additions, or improvements (including painting) to the Home or to any balconies or patios without Bella Terra Place prior written approval.
14. No sign, advertisement, notice, or other lettering shall be placed on any part of the outside or the inside of the Home or the building without prior written consent of Bella Terra Place.
15. No awnings or other projections shall be placed on or attached to the outside walls of the building or to any hallway, balcony, patio, fire escape or public area. No blinds or shades shall be attached or used in connection with any window or door of the premises without consent of Bella Terra Place, said consent may be withheld by Bella Terra Place. All window coverings shall have a white lining so as to provide a uniform appearance from the exterior of the Home.
16. No loitering in any public areas, including but not limited to any of the exterior landscaped areas is allowed, except in areas designated by Bella Terra Place as outdoor recreation areas.
17. No radio or television aerial or aerial of any type or satellite dish installation shall be made or attached to the roof, balcony, patio, or the exterior of any home building or placed upon any common or public area within the Community. Any installation as described in this section may be

removed by Bella Terra Place without notice to the Resident at the Resident's sole cost and expense.

18. Resident shall keep garage doors closed and park vehicles in garages. Washing of vehicles is allowed in drive way only and not on lawns or inside garage.
19. No motor vehicle repairs are allowed on premises.
20. Refuse must be put in plastic bags and placed in the refuse totters provided by the refuse company. The refuse totters must be kept in the garage at all times except on refuse pick up days. The refuse shall be placed at the curbside by Resident's on the day of refuse pick-ups as directed by Management. After service is provided the totters shall be returned to inside the garage the same day of service.
21. Resident will comply with all governmental trash disposal and recycling laws.
22. No storage of furniture, fixtures or equipment is allowed on the patios, or balconies.
23. No outdoor hanging of laundry or other articles is permitted on the premises.
24. The garage is intended for the storage of a vehicle and may not be used as living space or enclosed in anyway.
25. Garage doors shall be kept closed at all times.
26. Resident agrees not to smoke in the home or allow any of their guests to smoke in the home or they will forfeit their security deposit, plus incur any and all other charges to clean and deodorize the home.
27. Bella Terra Place is an equal housing opportunity. We value all our Residents. Any harassment, intimidation or other similar behavior of our Residents will be considered a violation of the lease, and is grounds for eviction by Bella Terra Place.
28. The management reserves the right to evict residents or visitors who it may deem undesirable. Some but not all of the grounds to be considered undesirable are boisterous or offending conduct, needless noise, interference with others, any illegal activity or disturbing the peace, or who have a history of behavior which would be dangerous or deleterious to others in the community. Any such behavior such as a recent conviction for drug sales, domestic violence, crimes which require registration as a

sex offender, or any other crimes or actions which can documented; may also be grounds for eviction. You are responsible for your guests and any residents while they are visiting.

I agree to comply with the Rules and Regulations of Bella Terra Place.

Dated: _____

Resident: _____

Dated: _____

Resident: _____