



The Ridge
350 Wedgewood Dr.
Morgantown, WV 26505
304-599-8949 P
304-599-4238 F

ADDENDUM TO LEASE: COMMUNITY RULES & REGULATIONS

The following Community Rules and Regulations (hereinafter referred to as "Rules") are a binding part of your Lease Agreement with The Ridge. We provide these Rules for your benefit and the benefit of the other Residents of The Ridge. Please understand that any violation of any of these rules causes increased operating expenses, including, but not limited to, clean-up cost, increased management and labor cost, and increased utility cost. Please further understand that any violation of one of these Rules constitutes a default in the Lease Agreement and provided by law. In accordance with your Lease Agreement, and security deposit there under, you will be charged for violation of these Rules in order to offset those increased cost. Such charges are due and payable at the same time as the succeeding month's rent.

- PETS.** Pets are not allowed on the premises without the prior written consent of Landlord. The following shall apply to a violation of this policy:
First: A written warning will be issued to the Resident specifying the complaint along with a \$100.00 fine and Landlord may, in its sole discretion, declare the Lease to be in default. The Resident will be given until 9:00 a.m. the following day to find a home for the pet.
Second: A charge of \$300.00 will be assessed against the Resident, and the Landlord will declare the Lease in default.
The charges above DO NOT cover damages or destruction due to urine, carpet repair, etc. caused from a violation of this policy. \$25.00 fine will be given to any resident or guest who does not adequately pick up after their pet on site. This includes, but is not limited to pet waste, destruction of property by pet, or any material associated with pet.
- MOTOR VEHICLES AND PARKING.** When entering or leaving a designated Parking area, any Vehicle shall be operated carefully and at a speed not in excess of **ten (10) miles per hour**. ***The usage of the designated parking area or any other space for storage of boats, trailers, trucks, large vans, buses, motor homes or any item other than vehicle is prohibited. BOATS, TRAILERS, & RECREATIONAL ALL TERRAIN A VEHICLES ARE NOT ALLOWED ON THE PREMISES.*** Resident agrees to abide by all normal parking and in particular not to double park, park in fire lanes, obstruct the flow of traffic, park in prohibited areas, park on landscaped areas, block trash receptacles or otherwise violate parking provisions in force from time to time. Resident shall not allow any Vehicle to be parked in the Community in an area other than in a designated parking area, or any non-operative Vehicle to be placed in the designated parking space or elsewhere in the Community. In the event of non-compliance, the Vehicle shall be towed by the Landlord at the expense of the Resident. All parking shall be entirely at Resident's risk. Resident agrees to abide by the Parking Regulations established by Landlord. In the event parking decals shall be required, Resident agrees to display such decal as instructed. Resident agrees that for such violation of any reasonable parking regulations in force from time to time, including failure to display decal, Resident's vehicle and the vehicles of Resident's guests may be subject to being towed at Resident's expense or to fines put in force by the Landlord from time to time. Performing mechanical work thereon is strictly prohibited unless special areas are designated in Landlord's sole discretion. Due to the chemicals in the city water and the continued problem of Resident(s)/Guest(s) breaking sprinkler heads in landscaped areas, Landlord will not be held liable for streaking or sun spots caused by water hitting Resident('s)/Guest ('s) vehicle.
- DECORATING.** Resident may hang pictures or mirrors on the walls of the Apartment utilizing bulldog picture hangers only. NO GLUE, TAPE, ADHESIVE PUTTY OR STICK-ON TYPE HANGERS, NAILS, SCREWS OR OTHER DEVICES SHALL BE USED WHATSOEVER. Excessive hanging of pictures, posters, mirrors or other items of similar nature will be treated as damage by Resident. DO NOT HANG ANYTHING ON THE DOORS. Waterbeds are not allowed in the Apartment without the express written consent of the Landlord and only on the ground level.
- WINDOWS AND TREATMENTS.** Landlord provides blinds on windows and such blinds will not be removed or taken down. If Resident installs any curtain rod brackets, curtains, drapes over the blinds, any damage will be repaired or removed by Resident or at Resident's expense. Damage to property, including but not limited to paint, plaster, cabinets, carpets, floors or damage to any part of the premises caused by leaving windows and/or doors open during inclement weather will be the responsibility of the Resident. Use of foil and other similar unsightly materials, including but not limited to, neon or flashing signs, advertising, etc.,

over windows is strictly prohibited. No signs can be placed on the inside of the Apartment that are visible from the exterior of the Apartment. Windows and doors shall not be obstructed. Please refer to "Alterations" Page 4 of Lease agreement.

5. **PATIOS AND DECKS.** Patios and decks shall not have any clothes, rugs, towels, or other items hanging on or over balconies. Patios and decks will be kept neat and clean and will not be used for storage of automobile tires, unsightly or heavy items or garbage or refuse. Only outdoor furniture and related patio items may be placed outside. **MAXIMUM CAPACITY IS LIMITED TO SIX (6) PEOPLE ON EXTERIOR DECKS. LANDLORD SHALL NOT HAVE ANY RESPONSIBILITY OR LIABILITY FOR DAMAGE OR INJURIES DUE TO OVERLOADING OF DECKS.** Landlord reserves the right to impose reasonable fines for the violation of this provision. **Grills are not allowed on the decks or patios. Charcoal grills are allowed to be used on site, but must remain 15 feet away from the building during use. Per City Ordinance, PROPANE TANKS are NOT allowed on site at any point in time. Management reserves the right to impose reasonable fines for the violation.**
6. **TRASH AND GARBAGE.** All trash and garbage shall be placed into dumpsters in locations designated by Landlord. Resident shall not place any trash on top of or beside the dumpster. Landlord reserves the right to impose reasonable fines for the violation of this provision as well as for littering by Residents (including, not limited to, cigarette butts, beverage bottles/cans in Common Areas). No rubbish, garbage or debris or any kind shall be dumped, placed or permitted to accumulate upon any portion of the Apartment or Community so as to render any portion unsanitary, unsightly, offensive or detrimental to other residents. Should Resident fail to keep the yard of the Apartment free from trash and garbage, Resident will be fined a **\$25.00** fee per bag (daily). This fee will also be charged if Resident:
 - a) leaves trash or garbage by any entrance,
 - b) does not clean the Apartment (including the parking lot) by 9:00 a.m. the day after a party or (c) does not clean Resident's litter in and around the pool areas.***Management reserves the right to increase fines according to severity of violation.**
7. **CIGARETTE BUTTS.** All cigarette butts should be placed in designated containers. A fine of \$25.00 will be assessed for excess littering of cigarette butts outside of an Apartment. **CIGARETTE BUTTS DISCARDED IN LANDSCAPED AREAS ARE A FIRE HAZARD.**
8. **KEYS.** Resident will be given a door key to the Apartment. You will be provided number of apartment keys apartment key(s), number of mail box keys mailbox key(s), number of bedroom keys bedroom key, and number of other access keys other access device(s) for gate and clubhouse access. Landlord shall be entitled to retain a key to the Apartment and mailbox for emergency usage or as otherwise permitted by this Lease. Landlord shall not be responsible for replacing lost or misplaced door or mailbox keys. Resident(s) shall not re-key any locks or install or replace any locks on or in the Apartment or mailbox. Failure to return all keys will result in a \$50.00 penalty. If the Resident becomes locked out of the Apartment, the Resident will be charged a minimum of \$50.00 to gain re-entry during non-business hours.
9. **BEDROOM DOORKNOBS/LOCKS.** Resident may not replace or change the bedroom doorknob/lock.
10. **GUESTS.** Although Resident(s) may have visitors from time to time, it is understood that occupancy of the Apartment is expressly reserved for Resident only, and any person(s) occupying the Apartment as a guest for more than **three (3) days** during the Term shall be treated as guests only if the Landlord is notified in writing by Resident and consents thereto. Otherwise, the occupancy of the Apartment by an unauthorized guest in excess of **three (3) days** shall be deemed a breach of this Lease, and Landlord shall be entitled to recover from the Resident and guest (whose liability shall be jointly and severally) an account of rent equal to that being paid by Resident, in addition to the right of Landlord to declare the Lease in default and pursue any of Landlord's other remedies hereunder or by law. Resident shall be responsible for Resident's guests to a reasonable number in light of the limited space available within the Apartment. Residents shall not utilize Common Area in such a way as to impose upon or diminish.
11. **PLUMBING.** Resident shall not place any paper towels, sanitary napkins, tampons or Q-tips in any toilet. Resident shall not use any toilets, drains or other plumbing apparatus for any purposes other than those for which same were designed, and Resident shall not permit any dirt, sweepings, rubbish, rags, ashes or other substance to be placed therein.
12. **APPLIANCES AND FIXTURES.** Resident shall keep appliance manuals together and refer to manuals if unsure how to use appliance. The cost of any repair or service to any appliance, plumbing or fixture due to improper use by Resident, shall be by Resident.
 - **Ovens:** Ovens are self-cleaning. **DO NOT USE OVEN CLEANER.**
 - **Refrigerator:** Please note that if the refrigerator is moved out too far or is not moved back carefully, the supply line to the icemaker may become loose or crimped causing minor to severe leaks. Any and all damage will be charged to Resident(s). Please call the office to set up an appointment with maintenance if help is needed.
 - **Dishwasher:** Overloading of dishwasher is prohibited. Only detergents made for automatic dishwashers shall be used. Please do not attempt to wash clothes in the dishwasher.

13. **UTILITIES.** During the months of cold weather, Resident will see that the heat is not cut off and the thermostat shall not be set lower than 50 degrees Fahrenheit and Resident shall take any other necessary steps to prevent bursting of water pipes serving Apartment. Resident shall be liable for any and all damages caused by failure to take such reasonable precautions, including damage to personal property of others. Resident must keep utilities (electricity, water, etc.) turned on throughout the term of the Lease to maintain appliances in operating order and provide heat in cold months. During vacations, DO NOT TURN OFF POWER, power affects refrigerator – food spoilage, heat-water pipes and security system. Any damages from utilities being turned off until Land- lord gains possession shall be paid by Resident. If Resident chooses not to live in the Apartment at any time during the term of this Lease, Resident is still responsible for his/her portion of all utilities until end of Lease term.
14. **POWER FAILURE.** In the event of power failure, Resident(s) shall check the circuit breaker inside the Apartment before reporting such power failure to Landlord.
15. **LIGHT BULBS.** Resident, at Resident’s expense, shall be responsible for replacement of all interior/exterior light bulbs and tubes. All bulbs and tubes must be operational at the time the Resident vacates the Premises. Colored bulbs are not allowed in front door or back door exterior light fixtures. Residents may not remove front or back door exterior light bulbs or globes. Landlord reserves the right to impose a reasonable charge for replacement of front or back door exterior light bulbs or globe if removed. Resident needs to make an appointment with maintenance if help is needed replacing fluorescent or other bulbs.
16. **CARPET.** Use caution with the following substances as they will bleach/stain your carpet; fingernail polish remover, acne medicine, bleach, plant food, Kool-Aid and grape juice.
17. **COUNTER TOPS.** Residents shall not use the counter top as a cutting board.
18. **AIR CONDITIONING FILTERS.** Landlord shall cause the return air filters to be changed in a manner deemed appropriate to Landlord to insure proper maintenance of the heating and cooling units. Landlord shall be entitled to enter the apartment to perform such maintenance.
19. **GENERAL MAINTENANCE.** Resident shall keep and maintain the Apartment in a clean, safe, orderly, sightly and sanitary condition. Resident is responsible for promptly reporting any damage done or need for repair to Apartment to Landlord. Windows and doors shall not be obstructed. Nothing shall be thrown out of the windows or doors. Resident shall close windows and doors during the absence of Resident and during inclement weather to avoid damage or loss. Resident is liable for any damage to interior resulting from failure to exercise reasonable care.
20. **SAFETY.** Resident shall notify Landlord of any burned-out exterior lights, faulty locks (including windows) or lost keys. Resident shall immediately report to Landlord any suspicious persons, storage vehicles or unusual activities in or about the Community. Prior to allowing entry into the Apartment, Resident shall demand credentials from all maintenance personnel.
21. **STORAGE.** Storage of any flammable or explosive items is strictly prohibited in, on or about the Apartment and the Community.
22. **SOUND AND COMMON AREAS.** Resident shall respect the privacy of all other Residents in the Community, and no televisions, stereos, radios, or noisy parties or other uses, which emit noise, which is audible outside the Apartment is permitted. No band instruments shall be played in the Apartment or in the Community. No music lessons, either vocal or instrumental shall be permitted on the Apartment or the Community. No CB base stations or radio or television or wires are permitted outside the Apartment. No wiring or cables whatsoever other than those furnished by Landlord with the Apartment is permitted. Accordingly, no obnoxious, boisterous or offensive activity shall be carried on, in or around any Apartment or upon the Community. Each Resident, his family and guests shall refrain from any act or use of the Apartment or Community which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other resident of the Community. The Landlord acknowledges the right of Resident to entertain friends and to have parties (inside only), but requires that order and tranquility prevail. No obscene, indecent or lascivious conduct shall be permitted whatsoever within the Community or with the Apartment when such conduct can be seen or overheard by persons adjacent to or in the Community outside the Apartment. **BLOCK PARTIES ARE STRICTLY PROHIBITED.** No reckless or dangerous conduct shall be permitted within the Community, in the parking lots, or at the entrances to the Community. No motor vehicle of any type or description and no bicycle shall be permitted upon the Community except upon impervious surfaces such as concrete or asphalt, which were intended for such purposes. No motorcycles shall be permitted within the parking lots except in the areas designated for it.

Unless specifically provided elsewhere, the following shall apply to complaints concerning Resident’s violation of the Community Rules and Regulation of this Exhibit “A”:

First: A written warning will be issued to the Resident, specifying the complaint that was filed.

Second: Upon a second complaint, which is not disproved by Resident, a \$50.00 fine will be assessed against Resident.

Third: Upon a third complaint, which is not disproved by Resident, a \$100.00 fine will be assessed and the parent or sponsor signing the Guaranty will be notified.

Fourth: A fine shall be imposed in the amount of \$200.00 and Landlord may, in its discretion, declare the Lease to be in default. In order for a Resident to disprove a complaint, it is understood that the burden of proof is upon the Resident who must refute such

charge with clean, convincing and indisputable evidence. Landlord expressly retains the right to increase the fines set forth herein if the initial fines do not prove to be significant enough disincentive. Such fines are expressly included as an item guaranteed in the Parental or Sponsor Guaranty form.

- 23. RECREATIONAL ALL TERRAIN VEHICLES ARE NOT PERMITTED ON PREMISES AT ANY TIME.**
- 24. SOLICITATION.** Solicitation shall not be permitted anywhere in the Community or on the sidewalks adjacent to the Community, either by Residents or outside solicitors for business purposes, political purposes or for religious purposes. Please report all violators to the office immediately.
- 25. AMENITIES.** Use of the pools shall be governed by the Rules and Regulations posted in the pool areas and shall be at the risk of Resident and Resident's family and guests. No guest shall be permitted at the pool, clubhouse or recreation facilities except in the accompaniment of a Resident. Resident does hereby indemnify Landlord and agent, and hold Landlord and Agent harmless against all claims for personal injury sustained by Resident and Resident's family and guest in their use and enjoyment of the pool or other provided facilities within the Community. This section does not exculpate or limit the liability or costs of the Landlord or Agent arising as a result of the Landlord or Agent's willful misconduct.
- 26. GLASS CONTAINERS ARE NOT ALLOWED AT OR AROUND THE POOL AREAS. THERE WILL BE A FINE FOR THOSE RESIDENTS FOUND TO HAVE GLASS AROUND THE POOL.**
- 27. TRANSFERS.** Transfers from one Apartment to another Apartment in the Community must be approved by Landlord in advance in writing, and in such event, new deposits must be made and new leases must be signed prior to any such transfer. If transfer is at end of lease term, the transfer must further move out on last day of lease and will not be allowed to move in to another Apartment until the beginning of the new lease date. Landlord reserves the right to transfer Resident at Landlord's discretion. Resident will receive reasonable notice prior to transfer. Mid-year transfers will be charged a \$300 transfer fee, if transfer is not mandated by management.
- 28. NUMBER OF RESIDENTS PER APARTMENT.** The number of Residents per Apartment cannot exceed the number of bedrooms in the Apartment.
- 29. NUISANCE.** Resident shall not suffer, allow or permit any vibration, noise, light, odor or other effect to emanate from the Apartment, or from any machine or other installation therein, or otherwise suffer, allow or permit the same to constitute a nuisance or otherwise interfere with the safety, comfort and convenience of Landlord or any of the other occupants of the Community or the guests and invitees or any others lawfully in or around the Community. Upon notice by Landlord or other owners or occupants to Resident that any of the aforesaid is occurring, Resident agrees to forthwith remove or control the same. Landlord does allow parties, but expects Resident to be responsible. Resident or Resident's Guest(s) shall not damage the Apartment or surrounding Community including landscaping. Any garbage or trash is to be picked up the following day by 12:00 noon (this includes the parking lot). Keep noise level down.

Landlord reserves the right at any time to make changes to these Rules as Landlord shall in its judgment determine to be necessary for the safety, care and cleanliness of the Apartment and for the preservation of good order, comfort and benefit of Residents in general and for the efficient operation of the Community.

MOVE-OUT CLEANING REQUIREMENTS/CHARGES

After Resident has removed all of their personal property, Resident is to thoroughly clean each room, hall, closet, stairwell, etc. from top to bottom using appropriate cleaning products to remove any dirt, dust, grime, grease, bugs, spider webs, fingerprints, spilled or splattered products; including:

- Removal of all personal possessions (including coat hangers) as well as garbage/trash
- Trim (baseboards, window sill and molding, door molding, door/both sides)
- Switch plates and outlet covers
- Ceiling fans
- Light fixtures (replace any light bulbs not working with the exception of kitchen fluorescent lights)
- Mini-blinds
- Ceiling and corners free of spider webs and dirt
- Vents including return air vent (best not to use water, instead use vacuum)
- Vinyl (scrub and mop, remove all scuffs and stains)
- Carpet (vacuumed, steam clean to removes spots, including stains)
- Cabinets (interior and exterior)

- Counter tops (free of stains)
- Wallpaper (wash off food, grease and spatters)
- Bath walls (wash off sprays and spatters)
- Pantry and closets
- Appliances (thoroughly clean interior and exterior)
 - Stove (eye rings, drip pans and under drip pans)
 - Oven (DO NOT use oven cleaner in self-cleaning oven)
 - Refrigerator (when through cleaning DO NOT unplug or turn off) Please note that if the refrigerator is move out too far or is not moved back carefully, the supply line to the icemaker may become loose or crimped causing minor to severe leaks.
 - Dishwasher
 - Washer (including underside of lid)
- Scrub and disinfect all sinks, bathtubs, chrome fixtures, toilet and toilet tanks
- Mirrors (remove all stickers)
- Patios, deck: sweep off patios and sidewalk, clean up spills and stains
- Replace any burned out light bulbs (except florescent bulbs in kitchen)
- Leave appliance manuals and clean broiler pan
- Turn in keys (Apartment and mailbox) to office. Make sure to put keys inside an envelope and indicate Apartment number and your name. Failure to return all keys will result in a \$75.00 penalty.

NOTES:

- Normal wear and tear is not dirt or soiled areas
- Damage to carpet is responsibility of Resident(s)
- Do not put furniture in or around dumpster, you will be fined for doing so. If you have old furniture or any other items still in decent condition that you no longer want, please place in designated area.
- All garbage/trash must be placed inside dumpster, not beside it. If dumpsters are full, please contact Landlord.
- Please be careful around carpeted areas if using bleach to clean bathroom and kitchen. A charge will be assessed for bleach stains unless previously noted on move-in inspection report.
- DO NOT MIX BLEACH WITH AMMONIA PRODUCTS, doing so can cause dangerous fumes.
- If you are repairing sheet rock damage, make sure it is professionally done and use the right materials or you will be charged to correct the problem.
- THE PROCEDURES ABOVE WILL REQUIRE A PLANNED COMMITMENT OF TIME. PLEASE PLAN ACCORDINGLY. If you have any questions, please do not hesitate to contact the office and we will be glad to help you in any way we can.

Resident Signature

Date

Owner's Representative

Date



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MOLD INFORMATION & PREVENTION ADDENDUM

Addendum to the Lease Agreement dated lease generated on for Apartment #unit number between The Ridge and responsible applicant names (Resident).

Facts about Mold

What are molds?

Molds are simple, microscopic organisms, present virtually everywhere, indoors and outdoors. Molds, along with mushrooms and yeasts, are fungi and are needed to break down dead material and recycle nutrients in the environment. For molds to grow and reproduce, they need only a food source - any organic material, such as leaves, wood, paper, or dirt and moisture. Because molds grow by digesting the organic material, they gradually destroy whatever they grow on. Sometimes, new molds grow on old mold colonies. Mold growth on surfaces can often be seen in the form of discoloration, frequently green, gray, brown, or black but also white and other colors. Molds release countless tiny, lightweight spores, which travel through the air.

Can mold become a problem in my home?

Molds will grow and multiply whenever conditions are right (sufficient moisture is available and organic material is present). The presence of organic material cannot be prevented, because such materials are the materials with which your home is made. However, the moisture that mold needs to grow, and the accumulation of that moisture can be controlled. Be on the lookout in your home for common sources of indoor moisture that may lead to mold problems (see the following sections for prevention and tips).

Should I be concerned about mold in my home?

Yes. If indoor mold contamination is extensive, it can release chemicals and cause very high persistent airborne spore exposures. Persons exposed to high levels of chemicals or spore leaves can become sensitized and develop allergies to the mold or other health problems. Mold growth can damage your furnishings, such as carpets, sofas, and cabinets. Clothes and shoes in damp closets can become soiled. In time, unchecked mold growth can cause serious damage to the structural elements in your home. Mold can also produce health effects through inflammation, allergy, and infection. Allergic reactions are common following mold exposure. Typical symptoms that mold-exposed persons report (alone or in combination) include:

- Respiratory problems, such as wheezing, difficulty breathing, and shortness of breath
- Nasal and sinus congestion
- Eye irritation (burning, watery, or reddened eyes)
- Dry, hacking cough
- Nose or throat irritation
- Skin rashes or irritation
- Headaches, memory problems, mood swings, nosebleeds, body aches and pains, and fevers are occasionally reported in mold cases, but their causes are not understood.

Tips for Residents

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold. Residents can help minimize mold growth in their apartment homes by taking the following actions:

Ventilation - Adequate ventilation is essential.

- Open windows during dry weather. If it is not possible to open windows, run the fan on the apartment air handling unit to circulate fresh air throughout your apartment. In damp or rainy conditions, keep windows and doors closed. If possible, maintain a temperature of between 50 degrees and 80 degrees Fahrenheit within your apartment at all times and a comfortably low humidity (less than 60% relative humidity).

- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is running and allows the fan to run until all excess moisture has vented from the kitchen. Ensure that your clothes dryer vent is operating properly, and clean the lint screen after every use.
- When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
- Cleaning and Maintenance -
- Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners is important to remove household dirt and debris that contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, and windowsills.
- Use care when watering houseplants. If spills occur, be sure to dry excess water immediately. Thoroughly dry any spills or pet urine on carpeting.
- Do not overfill closets or storage areas. Ventilation is important in these spaces. Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period of time.
- Reporting Problems -
- Immediately report to the management office any evidence of a water leak or excessive moisture in your apartment, storage room, garage, or any common area.
- Immediately report to the management office any failure or malfunction with your heating, ventilation, air conditioning system, or laundry system.
- As your lease provides, do not block or cover any of the heating, ventilation or air conditioning ducts in your apartment.
- Immediately report to the management office any inoperable windows or doors.
- Immediately report to the management office any musty odors that you notice in your apartment.

Extended Physical Absence - If you are absent from the apartment for an extended period of time at any point during the lease term, you agree to periodically check-in on your individual bedroom, bathroom and the common areas. You understand that you are fully responsible for the unit and a pro rata share of the common area if preventable property damage (including, but not limited to, water leaks, equipment malfunction, fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, etc.) occurs during your extended absence. You are fully liable for mold growth that occurs during an extended absence by you.

Management and Resident(s) hereby acknowledge and agree that this addendum shall be binding upon their heirs, legal representatives, successors and assigns. Resident will receive a copy of this addendum for their records and use.

Resident Signature Date

Owner's Representative Date



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ESTIMATED MOVE OUT CHARGES

Description	Average Estimated Cost to repair/replace/clean
Cleaning Common Area	\$55 & up
Cleaning Bedroom	\$50
Carpet Cleaning Common Area	\$45
Carpet Cleaning Bedroom	\$25
Carpet Stain Removal	\$15 per stain/\$40 per red stains
Full Paint Common Area	\$200 & up
Full Paint Bedroom	\$100 & up
Touch Up Paint Common Area	\$125
Touch Up Paint Bedroom	\$75
Oven Drip Pans	\$6 each
Smoke Detectors	\$30
Fire Extinguishers	\$100
Broken Windows	\$100 & up
Holes in Wall	\$15 & up
Sheetrock damage	\$35 & up
Trash out (removal of trash left in the apartment)	\$25 per bag
Replace Doors	\$200 per interior/\$300 per exterior
Replace Floor Tiles	\$50 & up
Carpet Replacement	\$250 & up per room
Key Replacement for Non-returned Keys	\$75
Gate Remote	\$50
Mailbox Key	\$25
Mini-blinds replacement	\$30 & up each
Window screens	\$35 each
Replace Microwave	\$200 per countertop/\$300 per over the range
Replace Refrigerator	\$600 & up
Replace Washing Machine	\$500 & up
Replace Dryer	\$400 & up
Ceiling Fan	\$75
Fan Blades	\$20 each
Globes	\$40
Towel Bar	\$20 each
Shower Curtain Rod	\$40
Shower head	\$15
Mirrors	\$65 each
Light Fixtures	\$55 each
Flea Treatment	\$150
Replace Cabinet Doors	\$100 each

Disclaimer: These are estimated costs for items found in, around, or outside your apartment. These costs can change at any time, are driven by the market, and in no way reflect an inventory in your apartment. These costs are to be used as an example only.



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BED BUG ADDENDUM

Addendum to the Lease Agreement dated lease generated on for Apartment #unit number between The Ridge and responsible applicant names (Resident). This Addendum outlines your responsibility and potential liability regarding bed bugs. In our efforts to maintain a quality living environment, we must have your cooperation to minimize the risk of bed bugs in your apartment and throughout this community.

Please Note:

If you fail to notify us of the presence or infestation of bed bugs, fail to comply with the agreements set forth in this Addendum or fail to pay us for any associated costs due to the presence or infestation of bed bugs, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under this Lease Contract. However, the presence or infestation of bed bugs does not release you from this Lease Contract. You are legally bound to this document. Please read it carefully.

Facts about Bed Bugs

- Bed bugs are wingless, flat, reddish-brown, oval insects about 3/16-inch long or the size of an apple seed. As they feed on blood and during digestion, they become swollen and reddish.
- Detecting bed bugs can be difficult, as they are mostly nocturnal. However, evidence of an infestation can often be found in, around and between cracks and crevices including mattress seams, sheets and other bedding, carpeting, furniture, under cushions, behind baseboards, curtains, electrical outlet plates, picture frames and along window and door frames. Blood spotting on mattresses and nearby furnishings are also signs of a bedbug infestation.
- Bed bugs tend to stay close together and have a distinctively sweet, yet unpleasant smell.
- Bed bugs are found worldwide due to human travelers who transport luggage, clothing, bedding and furniture. Because bed bugs can easily travel from one room to another, it is recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before returning home.
- Bed bugs do not discriminate and can be found anywhere.
- Claims that associate bed bugs with poor hygiene and uncleanness are false. Apartment residents who avoid notifying property managers out of shame only facilitate the spread of bed bugs.
- Although their bites can cause irritation and even infection, bed bugs do not carry or transmit diseases. Bed bug bites can become itchy and may leave red bumps and marks. Bed bug bites may appear similar to a number of other insect bites. However, unlike those of other insects, bedbug bites appear in tight lines of multiple, small, red marks. However, many bed bug bites leave no mark and go completely unnoticed.

Tips for Residents

- DO NOT bring used furniture or belongings from unknown sources into your apartment.
- DO NOT try to treat the problem yourself! Improper treatment can not only be ineffective but also harmful to your health and the health of other residents.
- DO inform the property managers about bed bug sightings immediately!
- DO inspect your belongings after travel and prior to returning to your apartment.
- DO follow the property's outlined procedures for treatment and elimination.

Resident Agreement

You agree that you have read this addendum in its entirety and will inspect the apartment within 48 hours after move-in and immediately report any evidence of bed bugs or bed bug infestation. If we do not receive notification within the required 48 hours, The Ridge and you agree that no presence or infestation of bed bugs exists. You are not aware of any infestation or presence of bed bugs in your previous or current place of residence, your furniture, clothing or personal property and that you have not been subjected to conditions in which there was any bed bug infestation or presence.



The Ridge
350 Wedgewood Dr.
Morgantown, WV 26505
304-599-8949 P
304-599-4238 F

PER-PERSON RENTAL OF DWELLING AGREEMENT

1. **ADDENDUM.** This is an Addendum to The Ridge lease contract between you and The Ridge.
Resident Name: responsible applicant names
Lease Sign Date: lease generated on
Lease Start Date: start lease date
Lease End Date: end lease date
Dwelling (apt # or type): unit number at 350 Wedgewood Dr. Morgantown, WV 26505
2. **PURPOSE OF ADDENDUM.** The purpose of this Addendum is to modify The Ridge lease so that the resident named above may occupy the dwelling with other co-residents without being jointly liable for Rent and various other obligations owed by the other co-residents. This Addendum controls over any conflicting provisions in The Ridge Lease Contract. Each resident in the dwelling will execute a separate Lease to which this Addendum is attached.
3. **EXCLUSIVE-USE AREAS AND JOINT-USE AREAS.** We may not assign another person to share a bedroom with you. If the dwelling has a separate bathroom for each bedroom, you and any other person assigned to your bedroom will have exclusive use of that bathroom. You will share use and occupancy of the dwelling's common living areas with up to three other persons who lease from us and share the common living areas of your dwelling. (See Lease Contract Paragraph 2) The common living areas include the kitchen, living room, any private balconies or patios, and any storage rooms assigned to your dwelling.
4. **SECURITY DEPOSIT.** The Security Deposit amount stated in the Lease Contract is your Security Deposit and is not the total Security Deposit of all co- residents. (see Lease Contract Paragraph 4)
5. **KEYS.** Upon written request by you, we will at your expense: (1) re- key the lock(s) on the exterior doors of the dwelling and provide a key to all other co- residents in the dwelling; and (2) rekey the lock on your bedroom door(s) and provide a key to you and any other person as- signed to your bedroom. If you want other co-residents to share the cost, they must also sign the request. If your dwelling or bedroom is rekeyed without a request from you and you are still living in the dwelling, we will furnish you a new key. (see Lease Contract paragraph 5)
6. **RENT.** You will be liable for your monthly Rent as stated in the Lease Contract. The Rent amount stated in the Lease Contract is Rent owed by you and is not the total Rent owed by all co-residents. (see Lease Contract paragraph 6)
7. **UTILITIES.** Your per person share of any submetered or allocated utilities for the dwelling will be included as an itemized charge on a monthly billing to you. "Per person" is determined by the number of persons authorized under the Lease Contract to be living in the dwelling at the time of the utility billing to you by us or our agent. (see Lease Contract paragraph 7)
8. **SECURITY DEVICES.** Upon written request by you, we will install at your expense a keyed deadbolt on the door(s) that provide access into your bedroom. (see Lease Contract Paragraph 9) A bedroom door opening into the interior of the dwelling is not an exterior door for purposes of the security device statute.
9. **RELETING CHARGE.** Any reletting charge that might become due under paragraph 11 will be based on your Rent amount and not the total Rent of all persons residing in the dwelling. (see Lease Contract paragraph 11)
10. **REIMBURSEMENT FOR DAMAGES; VIOLATIONS; PER PERSON LIABILITY.** You are not liable for another co-resident's Rent or for animal batteries, government fines or damages which are due, in our reasonable judgment, solely because of the fault of another co-resident(s) or his invitees or family. You are 100 percent liable for animal violation charges, late fees, returned-check charges, missing smoke detector batteries, government fines and damages to the dwelling or common areas caused only by you or your

invitees or family. You are liable for your per-person share for animal violations charges, late fees, returned-check charges, missing smoke detector batteries, and damages to the dwelling if we cannot, in our reasonable judgment ascertain the identity of whom/what was at fault. "Per person" is determined by the number of persons authorized under the Lease Contract to be living in the dwelling at the time of the damages, charge, fine, or violation.

11. CONTRACTUAL LIEN. We will not exercise a contractual lien. If property is removed and stored by us after surrender, abandonment, or eviction, you will be liable for packing, removal and storage charges only for the property owned by you or property owned by others and in your possession at the time of removal. No other liens are waived. (see Lease Contract Paragraph 13)
12. DEFAULT. The resident defaults contained in the Lease Contract will be limited to conduct by you or your invitees or family or to conduct in which you or they participated. The remedies for a default committed solely by another co-resident in the dwelling will be limited to those that affect that co-resident only. (see Lease Contract paragraph 33)
13. REFUNDS. Refunds will be paid to you only and not by joint check to you and others. The time period for refund begins when you move out. (see Lease Contract paragraph 42)
14. RELOCATION. To the extent practical in our sole judgment, we will try to honor requests for residing in a particular dwelling. If we receive a joint request from you and another resident in your unit to exchange bedrooms within **10 days** after your initial occupancy, and you comply with our procedures and required documentation, you may change bedrooms with another resident in your dwelling without being subject to a transfer fee of **\$300.00**. Transfer at your request to a dwelling other than the one you initially occupied may be made only with our prior written approval and for a similar fee. For purposes of operating efficiently and harmoniously, we reserve the right at any time, upon **five days** prior written notice to you and without your having to pay any transfer fee, to relocate you to another bedroom in the dwelling or to another dwelling within the apartment community. We will assist you in moving your personal property and pay for rekeying if we require transfer.
15. ROOMMATES. If this Lease Contract provides for a "per person" rental of the apartment, you agree to cooperate in good faith with us in leasing to additional parties according to the terms of the "per person" addendum. You shall not engage in a course of conduct that materially interferes with our right under the Lease to place co-residents in your apartment. You will be liable for your actions and/or inactions, as well as those of your invitees and guests, which hinder or delay our efforts to lease the apartments to other co-residents. You will be liable for all damages incurred by us, including lost rental income, resulting from your actions and/or inactions and those of your invitees and guests which interfere with or deter a prospective co-resident from entering into a lease agreement regarding the apartment as allowed under the "per person" rental Addendum.

Resident Signature _____ Date _____

Owner's Representative _____ Date _____



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CABLE AND INTERNET AGREEMENT

Internet: Prohibited Uses and Activities

What uses and activities does The Ridge prohibit?

Conduct and information restrictions

In general, the Policy prohibits uses and activities involving services that are illegal, infringe the rights of others, or interfere with or diminish the use and enjoyment of the Service by others. For example, these prohibited uses and activities include, but are not limited to, using the Service, Customer Equipment, or The Ridge Equipment, either individually or in combination with one another, to:

- undertake or accomplish any unlawful purpose. This includes, but is not limited to, posting, storing, transmitting or disseminating information, data or material which is libelous, obscene, unlawful, threatening or defamatory, or which infringes the
- intellectual property rights of any person or entity, or which in any way constitutes or encourages conduct that would constitute a criminal offense, or otherwise violate any local, state, federal, or non-U.S. law, order, or regulation;
- post, store, send, transmit, or disseminate any information or material which a reasonable person could deem to be unlawful;
- upload, post, publish, transmit, reproduce, create derivative works of, or distribute in any way information, software or other material obtained through the Service or otherwise that is protected by copyright or other proprietary right, without obtaining any required permission of the owner;
- transmit unsolicited bulk or commercial messages commonly known as "spam;"
- send very large numbers of copies of the same or substantially similar messages, empty messages, or messages which contain no substantive content, or send very large messages or files that disrupts a server, account, newsgroup, or chat service;
- initiate, perpetuate, or in any way participate in any pyramid or other illegal scheme; participate in the collection of very large numbers of e-mail addresses, screen names, or other identifiers of others (without their prior consent), a practice sometimes known as spidering or harvesting, or participate in the use of software (including "spyware") designed to facilitate this activity;
- collect responses from unsolicited bulk messages;
- falsify, alter, or remove message headers;
- falsify references to The Ridge or its network, by name or other identifier, in messages; impersonate any person or entity, engage in sender address falsification, forge anyone else's digital or manual signature, or perform any other similar fraudulent activity (for example, "phishing");
- violate the rules, regulations, or policies applicable to any network, server, computer database, or Web site that you access;

Technical restrictions

- access any other person's computer or computer system, network, software, or data without his or her knowledge and consent; breach the security of another user or system; or attempt to circumvent the user authentication or security of any host, network, or account. This includes, but is not limited to, accessing data not intended for you, logging into or making use of a server or account you are not expressly authorized to access, or probing the security of other hosts, networks, or accounts without express permission to do so;
- use or distribute tools or devices designed or used for compromising security or whose use is otherwise unauthorized, such as password guessing programs, decoders, password gatherers, keystroke loggers, analyzers, cracking tools, packet sniffers, encryption circumvention devices or Trojan Horse programs. Unauthorized port scanning is strictly prohibited;
- distribute programs that make unauthorized changes to software (cracks);
- use or run dedicated, stand-alone equipment or servers from the Premises that provide network content or any other services to anyone outside of your Premises local area network ("Premises LAN"), also commonly referred to as public services or servers. Examples of prohibited equipment and servers include, but are not limited to, e-mail, Web hosting, file sharing, and proxy services and servers;
- use or run programs from the Premises that provide network content or any other services to anyone outside of your Premises LAN, except for personal and non-commercial residential use;

- service, alter, modify, or tamper with the The Ridge Equipment or Service or permit any other person to do the same who is not authorized by The Ridge;
- Network and usage restrictions
- restrict, inhibit, or otherwise interfere with the ability of any other person, regardless of intent, purpose or knowledge, to use or enjoy the Service (except for tools for safety and security functions such as parental controls, for example), including, without limitation, posting or transmitting any information or software which contains a worm, virus, or other harmful feature, or generating levels of traffic sufficient to impede others' ability to use, send, or retrieve information;
- restrict, inhibit, interfere with, or otherwise disrupt or cause a performance degradation, regardless of intent, purpose or knowledge, to the Service or any The Ridge (or The Ridge supplier) host, server, backbone network, node
- or service, or otherwise cause a performance degradation to any The Ridge (or The Ridge supplier) facilities used to deliver the Service;
- resell the Service or otherwise make available to anyone outside the Premises the ability to use the Service (for example, through Wi-Fi or other methods of networking), in whole or in part, directly or indirectly. The Service is for personal and noncommercial residential use only and you agree not to use the Service for operation as an Internet service provider or for any business enterprise or purpose (whether or not for profit); connect the The Ridge equipment to any computer outside of your Premises;
- interfere with computer networking or telecommunications service to any user, host or network, including, without limitation, denial of service attacks, flooding of a network, overloading a service, improper seizing and abusing operator privileges, and attempts to "crash" a host; and
- accessing and using the Service with anything other than a dynamic Internet Protocol ("IP") address that adheres to the dynamic host configuration protocol ("DHCP"). You may not configure the Service or any related equipment to access or use a static IP
- address or use any protocol other than DHCP unless you are subject to a Service plan that expressly permits you to do so.

PLEASE NOTE: By signing this agreement Resident agrees that Resident shall not engage in a course of conduct that materially interferes with our right under the Lease to provide cable and internet to Community and/or inhibit bandwidth or otherwise provided to the Community. Resident agrees to abide by all terms listed in the Cable and Internet Agreement and agrees not to violate any usage restrictions or other unacceptable activities acknowledged by Landlord. Resident will be liable for all actions and/or inactions, as well as those of invitees and guests, which hinder Landlords right to provide cable and internet to Community and/or inhibit bandwidth or otherwise provided to the Community. Landlord reserves the right to charge back reasonable costs associated with vendors and/or actions required to trace violations of cable and internet agreement back to Resident and/or invitees and guests of Resident.

Resident Signature Date

Owner's Representative Date