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HASTINGS
PROPERTY GROUP, LLC

BUILDING RULES

All tenants, occupants and guests shall comply with all building rules which are currently in effect (including all local, State and Federal laws), and all future rules that may be created for the safety, care, cleanliness and good order of the property; and for the comfort, quiet and convenience of all residents and neighbors.

Additional rules shall become effective than 14 days after notice. Failure to comply with rules shall, at the option of the Landlord, be considered a default of the Rental Agreement, and may result in termination of tenancy. All present and future building rules will be considered a formal part of your Rental Agreement.

1. Normal contact hours for building management are 8 AM to 5 PM every day of the week. If it's an emergency situation, any time is appropriate.
2. Pick up after yourself. Don't throw trash on the grounds, or in the common areas of the building. Each Tenant is responsible for helping keep the building clean. All trash should be placed in the trash receptacle on the property. Recyclables should be placed in the appropriate recycling bin. Note that per the Nonstandard Rental Provisions, a fee will be assessed for each documented case of littering against you.
3. Loud or objectionable noise, parties or other conduct which interferes with the right or comfort of other residents or the quiet enjoyment of the apartment community is not permitted at any time. Continued violation of the noise rules, after one written warning, may result in termination of your tenancy.
4. No sign, nameplate, advertising or other decoration shall be affixed to corridor face of entry doors. Building bulletin boards should be used for these purposes. TV aerials and wiring are not permitted without written consent of Landord. No object is to be placed anywhere on the exterior of the building. Vandalism is grounds for eviction.
5. No foreign objects in toilets or drains. No sanitary napkins, tampons, grease, diapers, or anything harmful or obstructive to drains. Repeated requests to repair clogged drains may result in fees to tenants of offending apartment unit.
6. All windows must be properly covered with curtains, blinds or drapes which are properly hung. No newspapers, blankets/sheets, flags or other substances may be used for curtains or drapes.
7. Automotive repairs/maintenance are allowed in the garages on the premises. Tenants should promptly and properly dispose of any waste materials.
8. Tenants are responsible for the actions of their visitors.
9. Waterbeds, and other water filled furniture, are prohibited.

10. No unlicensed or inoperative vehicles may be stored on the premises for a period of longer than 14 days.

11. Young children must be supervised at all times while on the premises. Complaints regarding unsupervised children will be deferred to the Stevens Point Police Department. Landlord and building manager will cooperate with police and Wisconsin Department of Children and Family Services regarding all inquiries into unattended children.

12. Let us know if you're having problems. If any of the above rules are being broken by others, and it's disturbing you, contact the Landlord. If something is broken or not performing optimally in the building, please contact us and let us know. We want everyone's living experience here to be pleasant. You can call or email us at the contact information listed at the top of this document.

TENANT: _____ TENANT: _____
(Date) (Date)

TENANT: _____ TENANT: _____
(Date) (Date)

