

# GS INVESTMENTS

## BUILDING RULES AND REGULATIONS

2743 – 2745 Observatory Ave.

**ASSISTANCE:** Emergency repairs as well as the non-emergency repairs should be called to the building manager at 321-7802 or to the office at 861-2861.

**RENTAL PAYMENTS:** All rents are due and payable in advance on or before the first of each month. Please make checks payable to GS Investments and mail it to the office at 3411 Clifton Avenue, Cincinnati, OH 45220.

**ELECTRICITY:** Before you move into the apartment, please call Duke Energy at 421-9500 and put the electricity in your name.

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**AERIALS:** No exterior radio or television aerial nor dish shall be erected by the Tenant on the ground or attached to the building. Cable service is available in each apartment, but the Tenant must contact the cable company for activation.

**AIR CONDITIONERS:** Whereas the Landlord provides air conditioner, the Tenant agrees to keep same in clean operating condition (including the cleaning of filters). The Landlord shall make any necessary mechanical repairs upon notification by the Tenant. If you are unable to clean or change the filter, please contact the building manager for the change to be made. Cleaning of a filter should be done at least twice during warm weather.

**ALTERATIONS/PAINTING:** Landlord shall provide apartment in a freshly painted condition by the time the Tenant takes possession. No alterations or improvements of any kind (including painting) shall be made by the Tenant without prior written consent of the Landlord or his Agents.

**CARPETING:** Where Landlord provides wall-to-wall carpeting, the Tenant is responsible for carpet cleaning and maintaining the carpet in good condition.

**CLEANING:** During tenancy, the Tenant must keep the apartment clean and free of any debris which causes breeding of bugs or pests. The Tenant will be responsible for the cost of extermination of bugs or pests resulting from an unclean and cluttered condition of the apartment. Upon termination of occupancy, the Tenant must leave the rented premises in a clean and sanitary condition, including the stove, refrigerator, bathtub and sinks.

**EXTERIOR:** At no time shall any washing, rugs, clothing, or any other articles be hung out the windows or on the balconies. Personal items are not to be stored in common areas. Outside grilling is prohibited by the city of Cincinnati. Yard or garage sales are not permitted anywhere on the premises. Vehicles are not permitted to be parked in the driveway.

**GARBAGE DISPOSALS:** Disposals may be used for all foods except bones and foods that are fibrous, such as celery, corn cobs, etc. Any large bulky food wastes should not be put into the disposals. Please do not pour grease of any kind into the disposal. Always run cold water before and while using the disposal; this prevents the motor from burning out. Never use a drain cleaner of any kind in the disposer.

**GARBAGE/TRASH:** Trash cans are located in the back of the building. All garbage must be put in plastic bags and placed in these cans and not left lying outside the cans. Large empty boxes may be placed next to the cans.

**KEYS, LOCKS:** Tenants are responsible for their keys. If they are lost, the Tenant will be charged for the cost of replacement or the changing of the locks in the case of lost keys. (If a lock is forced and/or broken by a Tenant or guest, they will be charged also.) No additional locks may be installed on any door without the prior written consent of the Landlord (including the re-keying of any lock). The Tenant agrees to return all keys, including the original issues and any additional duplicates to the management at the expiration of the tenancy.

**LAUNDRY FACILITIES:** Coin operated machines are provided in the laundry room for your convenience. Whenever you use them, please leave them as clean as possible for the next Tenant. Do not use tints or dyes, or put anything in the machines that would harm someone else's clothing. Please take care of detergent spills and clean the lint trap and filter in the dryer.

Washers and dryers should only be used between the hours of 10:00 AM and 10:00 PM. Please turn off the lights when leaving the laundry room.

**LIABILITY:** Residents are reminded that the owner's insurance covers only those items belonging to the owner. In the case of fire, water damage, or theft, the owner's insurance does **NOT** cover the personal possessions of the resident. Residents are advised to obtain their own renter's insurance to cover their personal possessions.

**NOISE:** When entertaining, be considerate of your neighbors as most Tenants retire early. All Tenants are responsible for their guests and visitors. The Tenant agrees to show due regard for the comfort and enjoyment of other Tenants, and agrees not to cause loud noises that would disturb other Tenants.

**PARKING:** The Landlord shall provide parking for the Tenant only as is stated in the Tenant's lease/rental agreement. The Tenants must park in their assigned parking space. Guests and visitors may not park in the driveway or the parking lot. Any car (Tenant or Visitor) in violation can be towed away at vehicle owner's expense.

**PETS:** No pets are allowed in the apartments at any time.

**PLUMBING:** Do not put grease, coffee grounds, or other foreign objects down sink drain. Do not put Kleenex, paper towels, garbage, or other foreign objects down the toilet. Any cost for cleaning or clearing drains for the above reasons may be charged to the Tenant.

**SMOKE ALARM:** A smoke alarm is provided in each apartment (including a battery). The smoke alarm should be tested periodically by the Tenant. If you are unable to do this, the manager will assist you. A regular intermittent beep is a signal that the battery should be replaced. Replacement batteries are the responsibility of the Tenant. However, the manager will assist you to replace the battery.

**STORAGE BINS:** Storage space is provided for each Tenant. Do not store gasoline, paint, or other flammable materials. All articles must be stored in assigned spaces. The Landlord is not responsible for loss or damage to the articles stored.

**UTILITIES:** The Tenant is responsible to notify Duke Energy of the dates to start and stop electrical service. Telephone and cable installation and service is also the responsibility of the Tenant.

**WATERBEDS:** No waterbeds are permitted under any condition.

**WINDOW TREATMENTS:** The Tenant may install curtains at any time. The blinds are provided by the Landlord. The Tenant agrees to keep the blinds clean and in good working order.

## GR INVESTMENTS

### BUILDING RULES AND REGULATIONS

3567 – 3571 Edwards Road

**ASSISTANCE:** Emergency repairs as well as non-emergency repairs should be called to the building manager at 321-7802, 545-4952, or to the office at 861-2861.

**RENTAL PAYMENTS:** All rents are due and payable in advance on or before the first of each month. Please make checks payable to **Gr Investments** and mail it to the office at 3411 Clifton Ave. Cincinnati, OH 45220.

**ELECTRICITY:** Before you move into the apartment, please call Duke Energy at 421-9500 and put the electricity in your name.

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**AERIALS:** No exterior radio or television aerial nor dish shall be erected by the Tenant on the ground or attached to the building. Cable service is available in each apartment, but the Tenant must contact the cable company for activation.

**AIR CONDITIONERS:** Whereas the Landlord provides air conditioners, the Tenant agrees to keep the same in clean operating condition (including the cleaning of filters). The Landlord shall make any necessary mechanical repairs upon notification by the Tenant. If the Tenant is unable to clean the filter, please contact the building manager. The cleaning of the filter should be done at least twice during the warm weather.

**ALTERATIONS/PAINTING:** The Landlord shall provide the apartment in a freshly painted condition by the time the Tenant takes possession. No alterations or improvements of any kind (including painting) shall be made by the Tenant without prior written consent of the Landlord or his Agents.

**CARPETING:** Where the Landlord provides wall-to-wall carpeting, the Tenant is responsible for carpet cleaning and maintaining the carpet in good condition.

**CLEANING:** During tenancy, the Tenant must keep the apartment clean and free of any debris which causes breeding of bugs or pests. The Tenant will be responsible for the cost of extermination bugs or pests resulting from an unclean and cluttered condition of the apartment. Upon termination of occupancy, the Tenant must leave the rented premises in a clean and sanitary condition, including the stove, refrigerator, bathtub, and sinks.

**EXTERIOR:** At no time shall any rugs, clothing, or any other articles be hung out the windows or on the balconies. Personal items are not to be stored in common areas. Outside grilling is prohibited by the city of Cincinnati. Yard or garage sales are not permitted anywhere on the premises. Vehicles are not permitted to be parked in the driveway nor in the courtyard.

**GARAGES:** There is only one garage space available for each apartment. The space is included in the monthly rent. Only one garage door opener is given for each apartment. Any additional garage door openers must be purchased from the manager. The Tenant is not permitted to store any furniture, clothing, or any other items that will be in the way of other Tenants.

**GARBAGE DISPOSALS:** Disposals may be used for all foods except bones and foods that are fibrous, such as celery, corn cobs, etc. Any large bulky food wastes should not be put into the disposals. Please do not pour grease of any kind into the disposal. Please do not pour any type of drain cleaner into the disposal. Always run cold water before and while using the disposal; this prevents the motor from burning out.

**GARBAGE/TRASH:** Trash cans are located in the garages. All garbage must be put in plastic bags and placed in these cans and not left lying outside the cans. Large empty boxes may be placed next to the cans.

**KEYS, LOCKS:** Tenants are responsible for their keys. If they are lost, the Tenant will be charged for the cost of replacement or the changing of the locks. If a lock is forced and/or broken by a Tenant or guest, they will be charged for the replacement of the lock. No additional locks may be installed on any door without the prior written consent of the Landlord (including the re-keying of any lock.) The Tenant agrees to return all keys, including the original issues and any additional duplicates to the management at the expiration of the tenancy.

**LAUNDRY FACILITIES:** Coin operated machines are provided in the laundry rooms for your convenience. Whenever you use them, please leave them as clean as possible for the next Tenant. Do not use tints or dyes, or put anything in the machines that would harm someone else's clothing. Please take care of detergent spills and clean the lint trap and filter in the dryer. Washers and dryer should only be used between the hours of 10:00 AM and 10:00 PM. Please turn off the lights when using leaving the laundry room.

**LIABILITY:** Residents are reminded that the owner's insurance covers only those items belonging to the owner. In the case of a fire, water damage, or theft, the owner's insurance does **NOT** cover the personal possessions of the resident. Residents are advised to obtain their own renter's insurance for their personal possessions.

**NOISE:** When entertaining, please be considerate of your neighbors as most Tenants retire early. All Tenants are responsible for their guests and visitors. The Tenant agrees to show due regard for the comfort and enjoyment of other Tenants, and further agrees not to cause loud noises that would disturb other Tenants.

**PARKING:** The Landlord shall provide one parking space in a garage designated in the rental agreement. The Tenant must park in that assigned space. Nobody may park in the driveway or courtyard including guests and visitors. Any car in violation can be towed at the vehicle owner's expense.

**PETS:** No pets are allowed in the apartments at any time.

**PLUMBING:** Be careful of what you put down tub and sink drains. You should never put grease, bones, potato peels, orange and banana peels or anything else that can cause the drain to back up. Do not put Kleenex, paper towels, garbage, and other foreign objects down the toilet. Any cost for cleaning or clearing drains and the toilet for the above reasons may be charged to the Tenant.

**SMOKE ALARM:** A smoke alarm is provided in each apartment (including a new battery). The smoke alarm should be tested periodically by the Tenant. If you are unable to do this, the manager will assist you. Replacement batteries are the responsibility of the Tenant. The manager will assist you to replace the battery.

**STORAGE BINS:** Storage space is provided for the Tenant. Do not store gasoline, paint, or other flammable materials. All items must be storage inside the storage bin – never outside it. The Landlord is not responsible for loss or damage to the stored articles.

**UTILITIES:** As stated before, the Tenant is responsible to notify Duke Energy (421-9500) of the dates to start and stop electrical service. Telephone and cable installation and service is also the responsibility of the Tenant.

**WATERBEDS:** No waterbeds are permitted under any condition.

**WINDOW TRATMENTS:** The Tenant may install curtains at any time. Blinds are provided by the Landlord. The Tenant agrees to keep the blinds clean and in good working order.