

# Windmill Associates I LLC

PO Box 48  
Cazenovia, NY 13035

Tenant(s)

## **RULES AND REGULATIONS FOR WINDMILL COURTS**

Updated 5/6/09

1. The security deposit shall never be used as rent. All rents must be paid in full including the last month of occupancy.
2. A fee of \$13.00 will be made for each check returned for any reason by the tenant's bank.
3. Other persons pets may not be kept in an apartment overnight or for any extended stay on the premises.
4. Tenants must own a vacuum cleaner.
5. Apartment premises may not be used for the purpose of babysitting for the children of non-tenants.
6. No unregistered or disabled vehicles are allowed in the Parking Lot for more than 10 days.
7. No trailers of any kind will be allowed in the parking lot.
8. Motorcycles are not to be brought into the apartments for any reason. Motorcycles may only be parked in the parking lot not on the front or back patio.
9. One cat or dog per apartment is permitted only with written authorization from Windmill Associates. Complaints regarding your pet will be considered reasons for lease termination if the problem is not resolved to the satisfaction of Windmill Associates immediately. Specifically, pets are to be kept on a leash, pets are not to be tied outside, dogs are not permitted to run free but must obey local ordinances. Loud barking or meowing that results in complaints by neighbors must be resolved to Windmill Associates satisfaction or the tenancy will be terminated.
10. Wallpaper may only be installed if approved by the Superintendent or Landlord. All wallpaper must be strippable.
11. No more than two(2) adults may occupy an apartment.
12. Tenants must respect the rights of their fellow tenants. Loud noise or music leading to complaints are grounds for lease termination.
13. Space heaters and Kerosene heater are prohibited.
14. No cars or trailers may be driven on the lawn at any time. (This specifically includes moving into or out of the apartments.)
15. Front and back porches must be clear and clean of all items except plants, lawn furniture, bicycles and barbecue equipment (In season).
16. Toys, bicycles, sports equipment must be removed from the lawn by dusk.
17. Garbage and recyclables are not to be kept on the front porch. Garbage that is not taken by the collector must be removed from sight. Garbage is to be invisible except for days of collection.
18. The grassy areas at Windmill Courts are not to be used by children as an area for active games. i.e. soccer, baseball or softball. The sides of buildings are not to be used as backboards or kickboards. Golf clubs are not to be used either with a golf ball or a whiffle ball on the grass or dirt areas.
19. Snowmobiles are not permitted on the complex grounds unless by special permission from Windmill Associates.
20. Roommates of tenants must complete and submit an "Application for Rental" and be approved by Windmill Associates. No more than 2 adults may occupy an apartment.
21. Front door locks may not be changed by tenants.

Dated 4/24/2017

Tenant(s) Signature(s) \_\_\_\_\_  
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<b>Owner</b>	Jon N Davidson	(315) 655-3027	jond@windmillcourts.com
<b>Manager</b>			
<b>Super</b>	Dennis Muniz	(315) 751-3710	dmuniz@twcny.rr.com

URL : <http://windmillcourts.com>