



KEHILLAH HOUSING  
cedar Sinai park

## House Rules CSP Kehillah Housing

### 1) Quiet Enjoyment

- a) Apartment life by its very nature entails living in close proximity to others. In order to promote the health, happiness and peace of mind of all residents, no resident shall make or permit any unauthorized loud or disturbing noises or sounds, which interfere with the rights, comforts or convenience of other residents. Please communicate with your neighbors.
- b) All residents shall keep the volume of car stereos on the property, and of any radio, stereo, television or musical instrument in their units, sufficiently reduced at all times so as not to disturb other residents.
- c) No resident shall operate a vacuum cleaner or other appliances (if operation disturbs or annoys another resident) between the hours of 10:00 p.m. and 8:00 a.m. Please be courteous to your neighbors, if needed, speak with management to problem solve.
- d) Residents shall not interfere with the safe and efficient management of the facility. Residents are expected to cooperate with the staff and management of the facility and to follow or comply with reasonable requests. Residents are prohibited from physically or verbally abusing staff or management members. The language in this provision shall not limit a resident's right to free speech or prohibit a resident from making reasonable complaints to staff or management.

### 2) Reuse and Recycle

- a) All residents are encouraged to recycle newspaper, glass containers, tin cans, and other recyclable materials subject to collection. Residents who choose to recycle are responsible for sorting, rinsing and placing recyclables in the appropriate containers.
- b) All garbage, trash and recyclable items must be rinsed, bagged and properly sealed then placed in the proper receptacles designated for collection. No garbage, trash, appliances, furniture, plant and tree trimmings shall be placed elsewhere on any common element.
- c) Littering, including leaving cigarette butts on the ground, is prohibited on the common elements. Please pick up litter when appropriate.

### 3) Motor Vehicle Parking, Operation and Repairs

- a) Residents who own a motor vehicle shall not conduct motor vehicle and/or recreational vehicle repairs on the premises.
- b) No motor vehicle shall be parked in any "No Parking" designated areas.
- c) Motor vehicles shall not be parked in a manner, which interferes with the ingress to or egress from a driveway, or designated parking space. Motor vehicles shall be parked within the lines of marked boundaries for a single vehicle. Tenants shall not keep any vehicle continuously parked in any space for more than 60 days without prior written approval of management. Motor vehicles shall not be used for storage of personal property.
- d) A vehicle may be towed immediately and without prior notice to the owner if it is parked:
  - i) In a manner which obstructs ingress to or egress from a driveway, or designated parking space; or
  - ii) In a manner which presents an immediate danger to the building or to the health, safety and welfare of any person thereon; or
  - iii) If it is parked and left in a designated "No Parking" area or another assigned space.
- e) An abandoned vehicle may be towed in accordance with the notice provisions of State law and local ordinance.

- f) The speed limit when driving on Kehillah Housing property is five (5) miles per hour.
- g) If towed, all expenses and associated costs shall be the responsibility of the vehicle owner.

**4) Landscaping**

- a) The planting, removal, destruction or relocation of grass, plants, flowers, shrubs and trees of any kind is prohibited anywhere on the common elements unless otherwise approved by management.
- b) Maintenance such as planting, cutting and trimming shall only be performed by Cedar Sinai Park staff, unless otherwise approved by management.

**5) Miscellaneous**

- a) No sign of any kind shall be displayed to public view on or from any unit or the common elements.
- b) Waterbeds, portable dishwashers, washers & dryers shall not be placed in any unit. Laundry facilities are located in the building.
- c) Management requests that no resident or guest possess any firearms, weapons and/or ammunition anywhere on the Cedar Sinai Park campus.
- d) Residents are encouraged to dress appropriately in the common areas of the building. Please do not appear in public areas without a shirt or shoes. We ask that you show respect to other tenants in the building and the visiting public.
- e) The laundry room is open to all tenants and must be used only for tenant articles. It should be used during designated posted hours. Doing your laundry at night disturbs other tenants living nearby.
- f) Do not overload electric circuits as this could lead to shocks or danger of fire. Do not run electric cords under rugs or carpets.
- g) No candles, kerosene lamps, incense burning, personal portable heaters, barbeques or any open flame burning items are allowed to be used in apartments.
- h) Use all appliances, fixtures and equipment in a safe manner and only for their intended use.
- i) No satellite or antenna devices may be attached to the exterior, roof or common elements of the facility.
- j) Pet rules should be followed at all times. Please see "Pet Rules" appendix.
- k) Tenants are entitled to protections under the Violence Against Women and Justice Department Reauthorization Act of 2005. The protections may be found in your Lease Addendum relating to that Act.
- l) Any tenant or any member of the tenant's household including aides will be evicted with no right to remedy if at any time during tenancy the tenant, household member or aide is subject to a state sex offender lifetime registration requirement.

**6) Care of Apartment**

- a) You are required to maintain your apartment in a clean and safe condition. You must properly dispose of garbage and debris. You should not let garbage or personal belongings accumulate so that they block access, cause a fire threat or attract rodents or other vermin.
- b) The door should not be blocked in case an emergency arises. Care should be taken so that your apartment suffers no damage beyond normal wear and tear. You may not paint or alter any portion of your apartment without the prior written approval of management. You may not change or add locks to your doors without the prior written approval of management. You may not alter or change window coverings or panels without the prior written approval of management.
- c) You are required to notify management promptly of any defects or damage to the plumbing, electrical, appliances, fixtures, heating and cooling systems or any other part of the unit as to allow for proper maintenance and safety.

**7) Care of Common Areas**

- a) Trash or debris should not be left in any of the common areas. Hallways should never be obstructed. Do not store anything in hallways or common areas including floor and or doormats. This is very important in case of fire or emergency.
  - i) Food items are to be properly stored in your apartment and may not be left or placed anywhere else on the premises.

**8) Visitors**

- a) Tenants are encouraged to have guests. However, please keep in mind that you are responsible for your guests' actions. You are responsible for the conduct of your guests and visitors. Unruly guests can disturb other tenants and cause a violation of your lease. Please use good sense in monitoring guests and their activities on the premises.

- b) Overnight guests must register at the office. Guests may not without prior management approval stay more than a total of 14 days during any calendar year. No overnight visitors are allowed if you are not staying at your apartment without prior management approval. You must not allow them to cause damage to any part of the facility or to disturb other residents.
- c) Children under the age of 18 must be accompanied by an adult resident when using building facilities.

**9) Security**

- a) Kehillah is a secure building. It is all residents' responsibility to assist in keeping the building secure.
- b) Do not block entry doors to keep them open. When you enter and leave the building, be sure the doors lock behind you.
- c) Do not allow strangers into the building.
- d) You will be charged the actual cost for a metal key replacement and the actual cost for replacement of keyless entry system key.

**10) Extended Absence or Abandonment**

- a) Residents must notify Management in the event they will not be occupying their unit in excess of three (3) days. Notification must be given (7) days prior to absence.
- b) Abandonment is defined by absence from the unit by the tenant's failure to pay the rent due for the unit and failure to acknowledge or respond to notices from the management regarding the overdue rent. Eviction procedures for abandonment will be initiated when the unit is determined to be abandoned for thirty (30) days.
- c) Extended absences, in excess of 60 days, or 180 days in the event of a medical reason, will not be permitted. Extended absences must receive prior approval by management
- d) Failure to follow extended absence or abandonment policy will be a violation of the tenant's lease and may result in termination of tenancy.

**11) Smoking Policy**

- a) Kehillah Housing is a smoke free facility and tenant(s) and all persons on the premises with the consent of the tenant(s) or under the tenant(s) control shall comply with the smoking policy as set forth below:
  - i) No tenant, staff or guest are allowed to smoke anywhere on the entire premises including, but not limited to apartments, the common areas, elevators, stairwells, hallways, landings, garden, sidewalks, patios and parking lot.

**Smoking is not allowed in any apartments.**

**12) Acknowledgement**

- a) Management reserves the right to modify rules in the future upon adequate notice to tenants.