

# Stephanie Clark

— *Property Management* —

EXCELLENCE REDEFINED

## Yard/Patio/Balcony - Tenant Requirements

- Patio & balconies (front & back) must be kept tidy & clean. The only items that should be present: outdoor furniture, plants & outdoor decorative items. Examples of items not permitted on patios & balconies: bikes, motorcycles, satellite dishes, toys, lawn equipment, chopped wood, clothing, towels, clothes lines, boxes, indoor furniture & rugs. These areas cannot be used for storage.
- Tenant responsible for keeping patio/balcony surfaces free of mold/mildew build up. A bleach & water solution should be sufficient to wipe down or mop these areas.
- All holiday decorations & lighting must be removed within 10-days of the passing of the holiday date.
- A satellite dish is only permitted with written permission (and HOA or condo association approval if applicable) and may never be mounted on the building or its attachments.
- Decks that are not covered may not have fabric mats as they cause wood rot & staining on decking. Exterior doorways should be swept regularly to prevent cobwebs and other materials from collecting.
- Portable fire pits, patio campfires, fire pit kettles, or other such products are not allowed.
- If permitted, grills must be operated in a manner that does not present a fire hazard, and specifically, must be kept a minimum of ten feet from the building structure.
- Lawn must be mowed and edged weekly in the summer and regularly, as needed, in the spring and fall.
- Tenant agrees to water lawn regularly in spring and fall, and every 4-5 days minimum in the summer.
- Tenant agrees to rake leaves, pine straw, pinecones, gumballs, and seed pods off the lawn and out of the flower beds regularly in the fall.
- All flower beds must be kept free of weeds/grass at all times.
- Driveway, patio and sidewalk cracks must be kept free of weeds/grass at all times.
- Bushes/shrubs must be kept trimmed and may not be touching the house. Other than trimming, landscaping (shrubs, plants, trees, grass, border) may be not altered or removed.

### Additional Move-Out Requirements:

- At the end of the lease period, tenant must re-mulch all flower beds (within 30 days prior to lease expiration).
- At the end of the lease period, tenant is required to remove all evidence of pet waste from the lawn.
- At the end of the lease period, tenant must repair (or pay for) any areas of damage to the lawn that has been caused by the tenant. This may include pet damage or "game trails," areas where tenant's equipment or furnishings have been on the lawn and the grass has been damaged. This includes replacing dirt and grass or other ground cover that has been damaged by tenant items, activities, or pets.