

## Landlord's Rules & Regulations

1. Tenant must adhere to all applicable Deed Restrictions, Rules, and Regulations applicable to property. If tenant or residence is in violation of the "Declaration of Covenants, Conditions, and Restrictions For Sienna Plantation" at fault of tenant and fines are incurred, tenant will reimburse Landlord as stated in "Section 12.C." of Residential Lease. Tenant will also be responsible for any and all late charges plus fees for Landlord/ Property Management time spent dealing with said fines. The Sienna Plantation Covenants, Conditions, and Restrictions (CCR's – Deed Restrictions) can be found at the following link: [http://www.siennanet.com/Covenants,-Conditions,-&-Restrictions-\(Deed-Restrictions\)~31897~10329.htm](http://www.siennanet.com/Covenants,-Conditions,-&-Restrictions-(Deed-Restrictions)~31897~10329.htm). If tenant cannot locate the applicable CCR's landlord will provide a hardcopy upon written request from tenant at tenant's expense. Other guidelines and regulations associated with Sienna Plantation Residential Association, Inc. can be found on <http://www.siennanet.com>.

**2. In case of any and all water leaks or plumbing blockage(s) tenant shall contact landlord immediately. Landlord and tenant shall discuss location of water shut-off valve to allow tenant to shut-off water in case of a leak to avoid water damage to property.**

3. The following lawn irrigation schedule must be implemented as follows unless otherwise instructed by Landlord in writing or if authority having jurisdiction restricts irrigating lawn to less than the following frequency. If this schedule is deviated from the tenant will be responsible for any and all resulting landscaping damage and/or structural foundation damage/ problems directly or indirectly linked to failing to water.

### Lawn Irrigation Regiment

- Winter: Water lawn at 3 minutes for each zone 2 times a week minimum
  - If freezing temperatures are anticipated, Tenant will need to drain sprinkler system as instructed by Landlord. If Tenant is at any time unsure of how to drain the system, Tenant must notify Landlord immediately so Landlord can assist in draining the system when freezing temperatures are anticipated.
- Spring: Water lawn at 65% of what is required in summer minimum
- Summer: Water lawn at 10 minutes for each zone 3 times a week minimum
- Fall: Water lawn at 65% of what is required in summer minimum

Landlord will be available to setup the sprinkler system schedule at the commencement of the lease and to inform tenant how to do the same in the event of a system reset due to loss of power or other event. Tenant must notify Landlord immediately if sprinkler system gets reset or becomes otherwise dysfunctional and tenant is not able to reprogram or control the system as stated above. (This section is referenced from "Section 17" of Residential Lease)

4. If freezing temperatures are forecasted tenant will be required to wrap any exterior hose bibs not currently insulated with insulation prior to any freezing temperatures occurring. Tenant to notify landlord if this cannot be done before freezing temperatures occur so landlord can take necessary action.

5. Tenant must obtain a Renters Protection Insurance policy containing minimum coverage as follows. Tenant must provide insurance Declarations Page to prove this has been purchased before lease commences. Additional purchase of a Renter's Flood Protection Insurance is highly recommended; although, this home has not flooded in the past.

Personal Property: \$2,000

Personal Liability: \$100,000

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant

10/21/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date