

**NORTH POLE PROPERTIES HOUSE RULES AND
REGULATIONS
3583 Redstone Road
North Pole, Alaska 99705**

A. General Policy

- a. Guests remaining overnight on the premises more than 3 consecutive days shall be conclusively deemed an unapproved subtenant under the rental agreement.
- b. Tenant shall maintain the unit clean and free of accumulations of garbage and rubbish at all times.
- c. Garbage and rubbish shall be disposed of in the dumpster designated for that purpose (located in the back of the lot behind unit 1). Large boxes and containers shall be broken down so as not to consume too much space in the dumpster.
- d. No hazardous substance may be disposed of in the garbage containers and must be brought to the transfer station or approved location per landfill regulations.

B. Conduct in premises and common areas

- a. No clothing or other items shall be hung from windows or clothes lines without landlord approval.
- b. Tenants shall refrain from creating or permitting their guests or invitees to create, any noise or sounds in their unit which is disturbing to other residents or neighbors.

C. Use of the premises and common areas

- a. Tenant is responsible for keeping their rental unit secure. Except to the extent provided by law, landlord is not responsible for the illegal acts of others, including burglary or theft.
- b. Landlord does not provide insurance coverage. Tenant is solely responsible for securing such insurance, including insuring the contents of the unit, as the tenant deems prudent.
- c. Tenant will notify landlord in advance if tenant will be away from the premises for 3 or more consecutive days. During such absence, the landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.
- d. Tenant shall immediately notify the landlord if any door or window or appliance in the unit becomes unserviceable.
- e. Tenant shall not store gasoline, cleaning solvents, or other combustibles substances in the rental unit.
- f. Tenant shall not use barbecues, grills or other outdoor cooking equipment indoors, or use them outdoors in such a way as to create a fire hazard or substantial risk or damage to the rental unit.

D. Maintenance and alterations

- a. Tenant shall notify landlord of any necessary repairs to the premises as soon as possible after the discovery of the needed repair. Tenant shall not make repairs of the property or secure a contractor to make repairs without written approval from the landlord.
- b. Tenant shall make no modifications or alterations to the rental unit without prior written consent from the landlord.

- c. Costs of clearing plumbing stoppages, or repairing damage to the rental unit or appliances supplied therewith, which are the result of negligence or misuse by the tenant shall be charged to the tenant and be payable upon demand.

E. Parking and Vehicles

- a. Tenant shall use only designated parking spaces for their unit. No unlicensed and uninsured vehicles are permitted to be parked at the unit or on the property.
- b. Parking spaces are not to be used for storage.
- c. **If vehicle or equipment storage is needed then it must be approved by the landlord in writing.**