**C Bar T Properties**

**408 Texas St. #1**

**Denton, TX 76201**

**(940)383-2141**

[**www.cbartproperties.com**](http://www.cbartproperties.com)

*COMMUNITY POLICY*

1. ***NO*** *items may be placed outside your dwelling. Nothing maybe hung on balconies or stair railing (clothes, lights, towels, etc.)*
2. *Nothing may be placed on the exterior doors*
3. *The only thing visible from the exterior may be the blinds we have provided*
4. *Only previously approved outdoor furniture may be kept outside. Fold up outdoor chairs must be taken inside when not in use.*
5. *Smoking is* ***NOT*** *permitted on the property except in designated areas. Absolutely* ***NO*** *smoking of any kind inside the unit, laundry room, mail room.* ***NO*** *candles,* ***NO*** *incense.*
6. ***NO*** *exterior signage of any kind may be placed by residents anywhere on the property*
7. *Nothing may be sat beside the dumpster. If you have an oversized item or garbage that will not fit in the dumpster, please call the City of Denton for instructions 940-349-8210*
8. *Quiet hours 10pm-7am*
9. *If you are locked out after hours there will be a* ***75.00 charge*** *which must be paid online or in the office the next business day*
10. *Anyone not on the lease must be pre-approved* ***IN WRITING*** *to stay there for more than the 2 days etc. stated in the lease (such as relatives visiting for holiday)*
11. *60-day notice to move* ***MUST*** *be given in writing. You may give the notice as early as you’d like, however, there will be penalties for giving the notice after the 60-day deadline. You may email the SIGNED notice to us, but you must get a confirmation receipt from us for it to be valid.*
12. *All animals* ***must be approved*** *prior to the animal entering the unit, including guests’ animals and any service/ESA animals. The animal violation fee will be charged if the animal is not pre-approved, per occurrence*
13. *When you are given a lease violation you will be subject to a re-inspection fee for us to re-inspect for compliance*
14. *Pest control is* ***mandatory****. Not allowing pest control at their scheduled time will result in a* ***50.00 violation fee****. If you are unable to allow them at their scheduled time, please call them at the number on their notice 24 hours in advance. Not allowing them to perform this complimentary but extremely important service is a lease violation.*
15. *Lease violations and late payments are a serious matter and can result in possible eviction and/or non-renewal*
16. *Rent is due the* ***1st.*** *You have 3 days of grace to pay. The late fee is* ***50.00*** *starting on the*

*4th. Due to the lengthy eviction process, we will post the eviction notice on the inside of your door on or about the 5th. On or about the 6th, the eviction suit will be filed in court. Once filed, court costs will be added to your balance due to stop the eviction should we agree to do so.*

1. *TOWING-Inoperable vehicles will be towed. If someone is parked in your numbered spot, call us for immediate towing*
2. ***NO*** *painting may be done inside the unit*
3. *It is* ***your responsibility*** *to keep your smoke alarms working. Please check your batteries often and replace them as needed. Should we have to replace them, you could be charged.*
4. *It is* ***your responsibility*** *to keep your heat/ac filter clean. Should we have to replace it or should a dirty filter cause problems with the unit, you could be charged for the repair/replacement*
5. *It is imperative that you make every effort to allow us in to do our occasional inspection. If the scheduled date is not good for you please call us 24 hours in advance to avoid a rescheduling fee.*