



The Goodall Wooten

## RULES AND REGULATIONS

1. No Lessee or Lessee's visitors, agents or licensees shall engage in any form of gambling, possess or use any form of alcoholic beverage or narcotic, nor possess or use any form of fireworks or firearm on the leased premises of the Goodall Wooten Dormitory.
2. If Lessee, or Lessee's guests or invitees, causes damage exceeding \$50.00 to any portion of the premises, that shall be cause for termination of this lease as set out in paragraph "7" of the Room Lease.
3. The sidewalks, entrances, passages, courts, elevator, vestibules, stairways, corridors and halls shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the leased premises.
4. The Lessee shall not, nor shall the Lessee permit guests or invitees to interfere with the rights, comforts or conveniences of other Lessees, their guest or invitees—(this includes making loud noises and other disturbances). The Lessees shall at all times act in a reasonable and responsible manner and shall see that lessee's guest and invitees do likewise.
5. The windows of the leased premises are to be kept closed at all times in order for the heating and air conditioning systems to function properly. The rent has been proportioned to accommodate efficient usage of the heating and air conditioning systems. Consequently, a \$10.00 charge will be assessed each Lessee at any time a window is found to be open on the leased premises.
6. No Lessee shall throw anything whatsoever from the balconies of the Goodall Wooten Dormitory or windows of the leased premises [Section 23-24 of the City of Austin Code].
7. Each Lessee shall keep his room and furnishings, including the refrigerator, in reasonably neat condition.
8. No Lessee shall possess a hot plate and no Lessee shall cook in the room with a hot plate. The leased premises provides a kitchen for the Lessee on the ground floor. However, microwaves, toasters and rice cookers are acceptable.
9. No weightlifting equipment shall be possessed or used on the leased premises.
10. No Lessees shall tamper with the fire fighting equipment, and the fire escapes are for emergency use only and shall not be used for access to other floors.
11. No Lessee shall smoke inside the building. Smoking on the balconies is permitted.
12. No Lessee shall park an automobile or other vehicle on the parking lot located at the rear of the Goodall Wooten Dormitory, unless Lessee shall have rented parking in this lot. In this connection, if a Lessee rents parking in the parking lot, Lessor assumes no liability whatsoever for loss, theft or damage to any automobile or vehicle parked on or in the lot provided and such Lessee assumes any and all risk, apparent or not, in using parking facilities.
13. No complaint or request for repair is effective notice to Lessor unless made in writing to the manager.
14. Failure of Lessee to pay for telephone service prior to move-out will allow Apogee Telecom to apply the Lessee's security deposit towards the unpaid bill, subsequent to Lessee's fulfillment of any and all obligations to the Goodall Wooten Dormitory.