
Providence at the Heights (PATH)

Community Standards

By

Second Chance Center

and

BlueLine Property Management



Welcome to your new home at Providence at the Heights (PATH)

The following **Community Standards** are designed to establish a basis from which we can all work to ensure a respectful, safe and harmonious environment. The Community Standards outlined below, are expectations that we have of all of the residents living at PATH.

AUTOMOBILES AND PARKING SPACES

All vehicles on property must be currently registered and in operable condition, with the appropriate parking permit displayed. Vehicles without a valid parking permit, are inoperable or unregistered, or illegally parked will be subject to tow at automobile owner's expense. Car washing, changing the oil in your automobile or dismantling of automobiles is not allowed on the premises. Gas and solvents cause the black top to break up and damage the concrete. Loud pipes, inadequate mufflers, or poorly timed motors are most offensive to your neighbors. Please minimize this noise.

CLEANING

For the health and safety of yourself and your neighbors, we request your unit be kept in good, clean and sanitary condition and appearance. It should be kept free of dirt, trash, waste, or any flammable or hazardous material. This includes keeping your stove top clean and cleaning the interior of the refrigerator and freezer frequently. Leaving an open box of baking soda inside your refrigerator will keep it smelling fresh.

CONDUCTION OF BUSINESS AND SOLICITATION PROHIBITED

The apartment is to be used for residential purposes only. A business may not be operated out of your apartment. Solicitation by Residents or resident's guests for any cause is strictly prohibited.

DRUG AND CRIME FREE HOUSING

Providence at the Heights is committed to preserving a safe environment for all of our Residents. In doing so, we have strict prohibitions against the use, manufacture or sale of illegal drugs (including marijuana) or other criminal activity as stipulated in Section 19: Resident Responsibilities of your Lease Agreement. Violations by residents or resident's guests are subject to termination of residency.

FIRE SAFETY

Please alert the front desk immediately if your smoke or CO detector is damaged or needs batteries replaced (if you hear a "chirping" sound). Do not remove the battery or tamper with smoke or CO detectors in any way.

GUESTS AND OCCUPANCY

The occupancy of your unit is limited to those listed on your lease. You are not permitted to sub-let your apartment. Residents may have guests visit, provided that visitor's check-in at the front desk and such visits do not become boisterous or generally offensive to your neighbors. Residents are permitted to have approved overnight guests stay in their unit for a total of (14) days within a 12-month period. An approved guest is someone who has not been evicted from the property, who is not on the "banned from the building" list and/or is not on the no trespass list. Resident must register their guest at the front desk when a front desk is present in a building. If there is no front desk or property management on site, registering the guest will not be required however any extended visits beyond 14 days will require the resident to contact the off-site property manager to obtain approval.

Temporary NO Guest Policy - At the discretion of property management, we reserve the right to temporarily suspend a resident's privilege for guests. If management feels the need, they can temporarily suspend all overnight visitors' privileges in the building if they feel this is needed to regain order. If this is implemented, no visitors will be allowed in the building between the hours of 10pm – 8:00am. Residents who bring problematic or disruptive guests into the community could also be issued a lease violation.

INSPECTIONS

Management conducts bi-annual inspections of the conditions of each apartment to check window and floor coverings, appliances and the overall condition of your apartment. Residents will be given a minimum of 12 hours' notice when an inspection is scheduled. In the event of an emergency, Management reserves the right to inspect your apartment immediately.

KEYS AND LOCKS

We supply each Resident with an FOB to the outside door, a Key to their unit and a key to their mailbox. All FOBs and keys are to be returned to Management upon vacating your apartment. Residents are not permitted to alter any lock or to install new locks or other attachments to the door. Keys will not be issued to someone not listed on your lease. If you lock yourself out of your apartment you will be required to visit the front desk for assistance with entry. If replacement FOBs are needed, a \$20.00 charge per FOB will be issued. If you lose your keys, we will provide a replacement key free of charge the first 2 times; after that, the cost to replace your unit key will be \$15.00 There will be a \$5.00 charge for each mail key that is lost.

LAUNDRY FACILITIES

Laundry facilities are available on each floor. Please visit the Director of Resident Services or your Care Manager for assistance with laundry soap. Machine instructions are posted in the laundry room and are recommended by the manufacturer to prolong the life of the equipment and of your clothes. In consideration of others, please remove your clothes from the machine as soon as they are done and leave the laundry room in as good condition as you would want to find it yourself. Please report all operational difficulties immediately to the frontdesk.

MAINTENANCE SERVICE REQUEST PROCEDURE

Maintenance service requests can be made 3 ways: 1) in person at the leasing office on the first floor 2) by email to: adriana@blpmc.com 3) by calling 720-551-8483. Please be as clear and complete as possible. Requesting maintenance in your apartment authorizes a Maintenance Technician to enter your apartment to perform repairs. If you require someone to be present when maintenance arrives, please specify that on your request. We will make every effort to have repairs complete in a timely matter. Emergencies will be responded to within 2 hours. **Emergencies are issues that threaten the immediate livability of your apartment such as no heat, a clogged toilet, electrical outage, broken window, or that pose an immediate threat of further damage, such as a flood.** In the event an issue arises that threatens your safety or the safety of the community, such as a fire, please call 911.

MOVE-OUT PROCEDURES

Prior to vacating your apartment, you must submit a written 30-day Notice to Vacate on a form provided by Management. We encourage Residents to submit their notice on the first day of a month. Notices tendered after the first day of any month shall not be effective to end the Lease Agreement until the last day of the following month (example: If you are on a month-to-month status and give notice on 7/3, your 30-day notice would expire on 8/3. If you are in a lease, your 30-day written notice will allow us to offer the unit as available). A pre-walk of your apartment at least 2 weeks prior to your move-out date will be conducted by Property Management and Maintenance to determine the condition of your apartment. A final walk-through will be conducted after your move-out.

QUIET HOURS

Quiet hours are from 10:00pm-8:00am community-wide. Please remember that consideration of your neighbors' peaceful enjoyment is required at all times.

PEST CONTROL

Please advise property management should you believe your apartment may have a pest issue so that treatment of your apartment can be scheduled. It will be necessary for a Pest Control Technician to enter your apartment to inspect and treat your apartment. In order to avoid developing a pest issue, please be sure to maintain cleanliness of your apartment, dispose of refuse appropriately and refrain from bringing second-hand furniture into the community. Any new items (other than furniture) brought into the building need to go through the burner/"hot box". This is available on the first floor by the elevator, Monday and Thursday each week from 8am to 3pm.

PETS AND SERVICE / SUPPORT ANIMALS

As stated in your lease agreement, Pets that meet community breed/weight restrictions, have current vaccination records, are approved by management and upon payment of a pet deposit, are permitted. There is a two pet maximum allowed. Inform your friends that pets are not allowed in the apartment or on the premises at any time and to please leave them at home. Please utilize designated areas and pet stations around the community. You are responsible for cleaning up after your pet.

For assistance regarding a Service/Support Animal please contact the Property Manager. Breed/weight restrictions and a pet deposit do not apply to verified service/support animals. However, management approval is required prior to the animal living in your apartment, and you are responsible for cleaning up your animal's waste.

Any damages to the community or your apartment that are attributed to your pet or service/support animal will be billed to your account.

RENTAL PAYMENTS

Please make all payments to Providence at the Heights or PATH and include your apartment number. At no time will Management accept cash as payment. We prefer that you pay your rent by check or money order at the management office during normal business hours. The property manager can assist you with setting up an automatic withdrawal from your bank account if you prefer to pay this way. Always completely fill out your payment method before submitting and request a receipt. For Resident's convenience, there is a rent drop box located inside the main entrance of the management office. Management accepts no responsibility for lost or stolen payments made via the drop box.

REDECORATING AND ALTERATIONS

Your apartment has been cleaned and decorated prior to move-in. Alterations generally will not be permitted. However, as required by Section 504 of the Rehabilitation Act of 1973, reasonable modifications needed to permit a disabled person all enjoyment of the premises will be facilitated by Management at Resident's request. Management will make reasonable alterations, additions or improvements if necessary, to accommodate the Resident so long as the request does not create a fundamental alteration to the nature of the building or an unreasonable financial burden to the Owner.

TRASH DISPOSAL AND REFUSE

Please do not leave trash outside of your apartment door as this creates unsanitary conditions and is a fire hazard. You are expected to bring your own trash downstairs and to dispose of it in the green Waste Management trash containers outside of the building. Please utilize these containers to dispose of your trash. Please be sure that your trash bags are secure and do not have any leaks. Do not leave furniture, broken electronics, mattresses or box springs in the trash containers. Doing so will result in a charge to your account. If you need assistance removing something from your apartment, please contact property management.

UTILITIES

Water, sewer, trash, gas and electricity services are included in your rent. Residents are encouraged to use utility resources wisely and conservatively. Turn off lights, electronics, and water when not in use. Notify the front desk immediately if you have a dripping faucet or running toilet. If you wish to install Internet, Cable or Telephone, you can do so through Xfinity and will be responsible for all associated charges.

SEE SOMETHING, SAY SOMETHING

It is everyone's responsibility to keep our community safe. If you see suspicious activity in or around the community during business hours, please notify property management and/or the front desk. Access Aurora is a resource. Access Aurora can also be used as a City resource: 303.739.7000. **Always call 911 in the event of an emergency.**

PATH reserves and shall have the right to adopt and circulate, from time to time, reasonable rules and regulations and to amend and supplement the same, applicable to the occupancy of the building of which the premises form a part, the Premises, and the Common Areas and Facilities. Notice of such rules and regulations and amendments and supplements thereto, if any, shall be given to Resident.

CONTACT INFORMATION

Director of Resident Services: Wanda Harrison: wanda@sccc Colorado.org, 303 877-5645

Property Manager: Adriana Segundo: adriana@blpmc.com, 720-551-8483

ACKNOWLEDGEMENTS

Resident Signature

Date

Resident Signature

Date

Property Management Representative

Date

Supportive Services Representative

Date