

House Rules

17295-17301 SW Merlo Rd
Beaverton, OR 97006

1. No illegal activities are allowed in any unit or on the property. This includes, but is not limited to illegal drug use, abuse of family members, theft of services (example: cable, telephone or electrical service), storing stolen merchandise, creating a public disturbance. **Violation of this rule will result in immediate eviction.**
2. Pets
 - a) Pets must be approved by the landlord in advance and a pet deposit paid.
 - b) Pets must be leashed or held while in common areas.
 - c) Pet's waste must be picked up and properly disposed of in the garbage cans.
 - d) Litter boxes must be cleaned on a regular basis to avoid odors that may be bothersome to other tenants.
 - e) Urine or feces in the unit should be cleaned up immediately and carpet deodorized.
 - f) Pets should be reasonably quiet so as not to spoil the peace of other tenants.
 - g) If a pet is deemed by authorities to be dangerous or vicious it must be removed from the premises at once.
3. Yard work is the responsibility of the tenant. Lawns should be mowed as needed. All enclosed outdoor areas should be kept clear of clutter, including trash, personal items and automobile parts. If your yard area is unkempt you will receive one warning letter from the manager. If the situation is not taken care of we will do the necessary maintenance and charge tenants at a rate of \$30.00 per hour.
4. Apartments are expected to be kept clean at all times. The manager may inspect the apartment with 24 hour notice to the tenant.
5. Water leaks must be reported to the manager immediately via telephone or our web page. This includes leaking pipes, running toilets or dripping faucets.
6. Any item in disrepair that does not affect health and safety should be reported to the manager, in writing, with your next rent payment or may be reported via our web page.
7. The common areas should be kept clean at all times. No derelict cars, car parts or other debris should be left outside of the gated area.
8. A garbage dumpster is provided for the use of all tenants in this building. This dumpster is to be used only for personal trash, garbage and yard waste. Please contact management if you observe anyone else using the dumpster or if it is being used improperly.
9. Noise should be kept at reasonable levels so as not to disturb the peace of other tenants.
10. All units are **NO SMOKING** units. Smoking is allowed on the decks and in the common areas provided that no other tenant is adversely affected and cigarette butts are properly disposed of.

Our web page is www.merloapartment.paintedrainbows.com