



CMP Cornerstone
Managed Properties

Chesapeake Pointe Townhomes *Lease Rules & Regulations*

Playgrounds/Common Areas

- Any unsupervised children are **REQUIRED** to be in their home by **9pm** Sunday night through Thursday night if they are under 14 years of age.
- **Do not destroy** or vandalize play ground or park equipment in any way
- Do not throw mulch or engage in destructive activity on the playground. Do not engage in activity that can be considered dangerous or hazardous to others while occupying the play facilities.
- Residents **must adhere to lease rules and regulations** by keeping noise levels to a minimum. Any suspected violation will result in disciplinary action.
- No pools, hoses or water consuming devices are permitted.
- All extra air conditioners must be facing out the back of the home.

Vehicles/Parking

- Parking is first come first serve whether you're a tenant or a guest, however, please be courteous of you neighbors and park near your *own* home.
 - * Cars with flat tires or expired tags will be towed at Owners Expense*
- ON STREET PARKING IS LIMITED TO ONE CAR PER HOME**

Rent

- Rent is due on the first calendar day of the month.
- Tenant responsible for unpaid rent, attorney's fees and collection costs when not paid.
- Remit check, credit and debit cards accepted or money order only, payable to Chesapeake Pointe

Maintenance

- For **Maintenance Emergencies** during non-business hours call **330-504-3464**, this number is a pager, enter your phone number then push #. Emergencies are No heat or a clogged toilet.
- Any damages must be paid by tenant or repairs can be made by tenant with written approval from management, repairs must be made within 7 days of receipt of approval.
- The resident is responsible for properly ventilating and dehumidifying the apt. and contents to retard and prevent mold and mildew growth.

- Lock out service after hours is not provided tenant must contact a lock-smith.

Security

- **Tenant, family, agents, guests, or invitees behave in such a way which disturbs or annoys other tenants in the community; we have the right to terminate the lease.**
- Tenant or tenant's household or guests will not engage in or facilitate criminal activity on or near the property.
- Tenant must keep all doors giving access to the townhome closed at all times.
- **Keep noise level low, as not to disturb other tenants. See §130.99. (Ord. 113-1991; Ord. 535-1990) Security will patrol areas.**
- No loitering, no open containers outside no pets unleashed on the premises.
- Any guests are the tenant's responsibility and must abide by the same rules of conduct as the tenant.
- Security will be patrolling all areas of Chesapeake Pointe and may at any time ask for verification of identification for any one on the property. If I.D. is not freely given, security will report to management.
- No child shall be outside of his or her home from 10:00pm- 5:00am. (Ord. 88-1991; Ord. 448-1990)

● Willow Security 866-922-9943

By signing below I am in agreement with Chesapeake Pointe Townhomes to follow and abide by all rules and regulations as stated above. I agree to be held accountable for all violations.

Resident Signature: _____

Resident Name: _____

Address: _____

E-Mail: _____

Phone Number: _____

Please detach and send back to the office 1070 Chesapeake Dr.