



Resident Guide

Effective 10.01.2022

The Antelope Ridge team would like to welcome you to your new home! We hope your living experience at Antelope Ridge is enjoyable and fulfilling. We at Antelope Ridge are dedicated to serving your residential needs. In an effort to help accomplish this, we have created this Resident Guide.

Maintaining the homes at Antelope Ridge is a coordination of efforts by you, our residents, and the Antelope Ridge Team. It is our goal to provide you with 5-Star Service! This Resident Guide is the beginning point of our partnership during your residency.

This guide is an extension of the Lease Agreement you have signed with Antelope Ridge and will act as the binding regulation for residents in regards to their housing at Antelope Ridge.

It is our goal to be active in your community. We will be visible and accessible so that you feel part of something special. Thank you for choosing Antelope Ridge as your home! We personally look forward to serving you.

Welcome Center

321 Hunt Drive
Box Elder, SD 57719
605.791.3181, option 2
anteloperidgeleasing@huntcompanies.com

Maintenance Office

1252 Dakota Drive
Box Elder, SD 57719
605.791.3181, option 1
anteloperidgemaintenance@huntcompanies.com

www.antelope-ridge.com

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Follow us on Instagram: @anteloperidgesd



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Introduction

It is important for residents to familiarize themselves with the contents of this Resident Guide in order to receive the full benefits of living at Antelope Ridge. Any questions or concerns should be directed to your Leasing Specialist at antelopridgeleasing@huntcompanies.com or via phone (605) 791-3181, option 2.

This guide contains current policies and services applicable to residents of Antelope Ridge. Antelope Ridge may update policies and services over time to better address residents' needs. Any modifications or changes to the Resident Guide shall be effective after 30 days' notice to the resident.

Chapter 1 – Resident Safety

1.1 Fire Prevention & Hazards

Residents shall not engage in any hazardous activity which may cause fire or present a fire hazard. Report all fires to 911 immediately regardless of size. Residents are responsible for all repair costs as a result of damage caused by their negligence or the negligence of any person on the premises with the resident's permission or implied consent. If the premises becomes uninhabitable by reason of fire not caused by negligence or willful misconduct, the resident will be offered another home, subject to availability.

- Please take care not to block exits in your home, including windows.
- Create and practice your own home evacuation plans with meeting points. Please refer to www.nfpa.org for more information.
- Fire extinguisher inspection/maintenance. **(Antelope Ridge does not provide fire extinguishers, this information is only for those who have their own).**
 - Read and follow all instructions on label and in owner's manual.
 - Inspect extinguisher at least ONCE per month.
 - Check the extinguisher is charged. Pointer on pressure indicator **MUST** be in green. If pointer is in red or white section extinguisher is **NOT** ready for use.
 - Be sure the lock pin is firmly in place.
 - Keep the extinguisher clean. Check for dents, scratches, corrosion or any other damage.
 - Check the discharge nozzle. Make sure it is clean and free of obstructions.
 - **DO NOT TEST BY PARTIALLY DISCHARGING.**
- Gas and charcoal grills may only be used in accordance with local safety codes and regulations. Charcoal grills must be at least 15 feet from any combustible structure.
- The use of portable outdoor fire pits is allowed only on cement/asphalt in the front of your house and 15 feet away from any structure. Our preference is for propane or gas fire pits.
- All homes are equipped with smoke detectors. These safety devices shall not be deactivated or removed. Residents are responsible for testing smoke detectors monthly. Immediately report any smoke detector which does not work properly to our Maintenance office. Any questions about operation or performance can be directed to Maintenance at 605.791.3181, option 1.
- The house number shall be clearly visible from the street at all times. Please contact Maintenance if this is not the case.
- Do not store flammable materials in heater closet, near hot water heaters or near gas-operated dryers.
- Flammable materials must be stored in well-ventilated areas.
- Fueling of lawn mowers and other gasoline operated equipment and dispensing of any flammable liquids must be done outside of all buildings including garages.
- Please do not place knots in your mini-blind cords. They should be kept separated and knot free at all times. This prevents a strangulation hazard.
- All stoves have an anti-tip device installed. Please call Maintenance immediately if you feel your stove does not have an anti-tip device or if it has been disengaged.
- Never leave an electrical extension cord plugged in. An electrical extension cord should only be used temporarily. Antelope Ridge does not recommend the use of any extension cord smaller than 14 gauge.

1.2 Community Safety

- Report criminal activity to the Box Elder Police Department before alerting the leasing office.
- Report any non-working street lights or emergency lighting to the Welcome Center. You may also email your concerns to: antelop ridgeleasing@huntcompanies.com.

- Speed limits are posted throughout the community. Speed limits are not enforced by the Box Elder Police Department. Self policing, staff and on site security will enforce speed limits for the safety of the residents, especially children, in the community. Unless otherwise posted, the speed limit in all residential neighborhoods is 15 mph.
- Transformers and utility boxes are not play areas. Do not allow children to play on them or dig around them. They are to protect individuals from high voltage electricity.
- Keep doors and windows locked to protect belongings and individuals.
- Please refer to section 2.16 for requirements and safety information on weapons and firearms.
- Do not warm up vehicles in the garage with the garage door closed. This is a common cause of carbon monoxide poisoning and can be life threatening.
- An emergency box should be prepared in case of emergencies to include: bottled water, non-perishable foods, flash light with batteries and an emergency radio.

Waterway Safety

Antelope Ridge has a man-made drainage ditch, which runs between Sitting Bull and Red Cloud Courts. Playing, swimming or moving rocks in the ditch is strictly prohibited. After heavy rains, the water can speed up enough to take a human life. Even the strongest swimmers are no match for the power of water. Fast water and debris can make the ditch very dangerous.

To learn more about safety, please check out some of these websites:

www.ready.gov

www.OSHA.gov

www.safetied.org

1.3 Window Safety

Children can climb on furniture and push against windows and/or screens, tumble out and suffer severe injuries or even death. To avoid such hazards: (i) beds, tables, chairs and other furniture should not be placed in close proximity to windows, (ii) windows should be locked when not in use, and (iii) do not leave young children unsupervised in rooms with open windows.

Please be advised, ALL windows can be potentially dangerous to residents. In an effort to protect our children, windows should be opened from the top, when possible. This is extremely important when the window is on the second floor.

The screens provided on the windows are to keep pests out and not to contain children or pets. Direct pressure could force the screen completely away from the window. The mesh material could also become detached from the frame if children or pets push against them.

Loose or damaged screens must be reported to Maintenance immediately.

1.4 Parental Supervision & Care of Children

Parents are accountable for the conduct of their children. All children 10 years and under must be supervised by an adult at all times in any Antelope Ridge common area. Common areas are playgrounds, basketball courts, tennis courts, dog park or any green area. Parents are liable for damage caused by negligent and/or unlawful conduct of their children.

Use of common areas, to include playgrounds, basketball courts, tennis courts, the dog park or any green areas, is permitted only between dawn and dusk. Exceptions on common area use will be made for Antelope Ridge sponsored events.

Chapter 2: General

2.1 Office Locations

Welcome Center

321 Hunt Drive
Box Elder, SD 57719
P: 605.791.3181, option 2
F: 605.791.3176

Maintenance Office

1252 Dakota Drive
Box Elder, SD 57719
P: 605.791.3181, option 1

2.2 Office Hours

The following are the regular hours for the Welcome Center and the Maintenance Office:

Monday, Tuesday, Thursday, Friday 8:00 AM – 5:00 PM

Wednesday 9:00 AM – 5:00 PM

The Welcome Center may have extended or weekend hours; however, these hours are not guaranteed. The office hours will be posted at the Welcome Center, on the Antelope Ridge Website, and on the Antelope Ridge Facebook page.

The Welcome Center and the Maintenance Office may be closed periodically for office meetings and trainings.

The Maintenance Office may be closed periodically throughout the day when staff are out on property. The Welcome Center and Maintenance Office are closed on the following holidays:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Christmas Day

Antelope Ridge reserves the right to adjust the holiday schedule if the holiday falls on a weekend. Additional holidays may be added to this schedule without prior notice.

2.3 Rental Policies

Antelope Ridge provides one method for renting. All members of the household applying (18 years of age or older) will be required to fill out an application, pay an application fee and submit to a background check. Upon eligibility, there will be a security deposit and rent will be due on the 1st of each month.

Anyone with outstanding debt to Antelope Ridge can expect to be communicated with frequently for collection, up until the eviction process. For Military personnel, we will involve the Service Members' Chain of Command. Unresolved debt upon move-out, is turned over to a collection agency and can adversely affect credit ratings.

Payments & Late Fees

Rent is due on the first day of every month. Payments are applied to the oldest outstanding charge on your ledger. Payments must be made by 11:59 pm on the 5th day of the month. Late fees are calculated monthly on a percentage as stated in the Resident Lease based. Late Fees are assessed once a month, except in the case of returned checks, which may incur additional late fees.

Payments are processed when we receive them; this could take up to one week. It can also take up to one week for your bank to reflect the payment. It is your responsibility to ensure funds are in your account to cover any checks you write until the check clears. Antelope Ridge is not liable for any overdraft charges and fees associated with insufficient funds. For faster processing and real-time application to your ledger, please make payments using the HMC Resident Portal.

Attorney & Other Fees

In the event litigation arises from breach of any term or condition of the Resident Lease or this Resident Guide, or if Lessor has to commence a forcible entry and detainer action or any other action to enforce the terms and conditions of the Resident Lease, the resident shall be charged Lessor's attorney fees costs and expenses, and/or any third party service fees, including sales tax on said fees.

2.4 Move-In Process

Antelope Ridge staff will guide new residents through the entire move-in process and strive to provide a positive move-in experience for all residents. The following items are covered:

- Rental Policies and Procedures
- Pet Policies
- Amenities and Services
- Maintenance Requests
- Community Events
- Resident Utility Conservation Program (as applicable)

2.5 Move-In Condition Inspections

Prior to move in, a Leasing Specialist or other delegated staff member walks through each home room by room and examines the exterior, documenting any normal wear and tear on the Move-In Condition Report (MICR). On your move in date, use the MICR we provided you and walk through the home to identify any discrepancies you feel were not accurately documented by the staff and add them to the MICR. This report will serve as a basis to determine if any damages occurred in the home during residency and, if warranted, what charges may be imposed to correct the damage. Residents must return the signed report to the Welcome Center within 5 days of the lease start date. Failure to do so may result in a resident being financially liable for any pre-existing damage to the unit.

If you encounter an issue you feel needs to be addressed immediately, please call and put in a work order to our maintenance office so it can be repaired. If you are unsatisfied with any aspect of the home contact the Welcome Center for prompt resolution. Documenting it on the MICR does not mean a work order will be entered. A copy of the inspection will be provided to you and uploaded to the resident portal.

Any damages which occur during move-in or move-out caused by either resident or moving company should be reported immediately to the Welcome Center. The resident will be held liable and responsible for the cost of repairs.

2.6 Access

Antelope Ridge shall retain keys to each home within the community. Housing keys are under secure control at all times. These keys are used to provide access for routine, urgent and emergency maintenance service. Antelope Ridge staff will keep access to a minimum. Therefore, with the exceptions of emergencies, Antelope Ridge staff will provide notice of necessity of access, and will attempt up to three times to schedule access. Failure to provide access to the home may result in staff entering the home, as refusal to allow access is a violation of the lease.

A Permission to Enter (PTE) addendum is signed by each resident during the leasing process. This is your time to approve or deny staff permission to enter for maintenance requested by the resident. What you selected on the PTE addendum, does not supersede our staff needing to access the home for an emergency, construction, etc.

2.7 Conduct and Breach, Illegal Drug and Unlawful Activity

Residents are responsible for the conduct of family members, s and any other persons related to or affiliated with the household. Any conduct that violates the Resident Lease Agreement or this Resident Guide, shall be addressed through a written notice to the resident. Violation of the Resident Lease Agreement or the Resident Guide may result in termination of residency and immediate eviction. Antelope Ridge has zero tolerance for criminal and illegal drug behavior.

2.8 Noise / Quiet Hours

Residents and any persons on the premises are not to disturb the peaceful enjoyment of the neighborhood. Residents shall keep the volume of any radio, stereo, TV or musical instrument in a home sufficiently reduced at all times, not to be heard outside the unit or through walls.

Excessive noise is prohibited in the housing community at all times. For enforcement purposes, the term "excessive" is noise that is disturbing to the quiet and comfort of a reasonable person. The following are examples, but not limited to:

- Excessive dog barking.
- Music, vibrations or other sounds emanating from homes, yards or automobiles that can be heard from a distance of 30 feet or more in any direction of the house.
- Noise in a public place.

Quiet hours within Antelope Ridge are 10:00 PM to 6:00 AM.

Violation of quiet hours may result in the occupant receiving a citation for noise abatement or disturbing the peace violation under South Dakota state law as is appropriate.

2.9 Minor Violations

With the exception of severe cases, examples of minor violations include but are not limited to the following:

- Violations of any policy listed in the Resident Guide.
- Failure to remove snow/ice from the driveway or entryway of the home.
- Unauthorized commercial activities.
- Pet policy violations not including unauthorized pets.
- Unauthorized construction or alteration.
- Unauthorized vehicle maintenance.

- Failure to allow maintenance personnel access to the home for any work.
- Illegal RV, trailer or boat storage at the Resident's home or surrounding community.
- Excessive noise which disturbs others or violation of the quiet hours.
- Loose / un-bagged trash outside of the trash receptacle.
- Landscaping

Penalties for minor violations of the Resident Lease Agreement or the Resident Guide are as follows:

First Violation (Ticket and/or Fine): Resident receives a violation letter from Antelope Ridge. A copy of the letter will be uploaded to the residents portal. Violations must be remedied within 48 hours of ticketing to prevent further action.

Second Violation (Letter of Warning): Antelope Ridge issues a Letter of Warning to the resident. This notice will explain any potential charges the resident could incur due to failure to comply, as well as the timeframe the resident has to comply. Failure to comply with the Letter of Warning may result in resident receiving a Letter of Non-Renewal or, if necessary, a 3-Day Remedy Breach or Quit notice.

Third Violation: The third notice will contain the actions, if any, that Antelope Ridge took to remedy the issue, along with any charges incurred by the resident. Failure to comply within three violations may result in a major violation. See section 2.10.

Failure to remove snow, pet feces, mow grass or properly store trash receptacles after pick-up in a timely manner may result in additional charges. Environmental hazards, such as pet waste, are considered separate from normal violations and will be reviewed and charged on a case by case basis.

Violations and tickets may be sent electronically to residents as well as posted to doors.

2.10 Major Violations

Major violations of the Resident Lease Agreement or this Resident Guide will result in Antelope Ridge contacting the resident directly, as well as contacting the Chain of Command for residents who are Service Members. After appropriately notifying the resident of the violation in accordance with Section 2.9, and failure of the resident to immediately correct the violation, Antelope Ridge may issue a 3-Day Remedy Breach or Quit notice. Fees and charges may apply.

Major violations include, without limitation, the following:

- Serious misconduct, including repeat minor offenses, involving the resident, family member or guest
- Unauthorized pets in the home
- Failure to maintain yard
- Poor sanitary condition in/on/around the interior/exterior of home.
- Inherently dangerous or criminal actions
- Domestic disturbances/spouse or child abuse
- Felony convictions
- Misconduct which results in injury or property loss to a neighbor or Antelope Ridge
- Criminal activity by any member of the household or guest(s)
- Failure to pay lease charges (i.e. rent, utilities, damages, charges, etc.)
- Serious threat to an Antelope Ridge employee
- Subleasing
- Failure to comply with a Letter of Warning for a minor violation
- Misuse, discharging or brandishing a weapon in the housing area

- Disabling of smoke detectors
- Damage to the HVAC system

Violations and tickets may be sent electronically to residents as well as posted to doors.

2.11 Enforcement Policy

Antelope Ridge is responsible for the enforcement of the terms of the Resident Lease Agreement and this Resident Guide. When residents reside in Antelope Ridge, they are agreeing to abide by the Resident Lease Agreement and this Resident Guide. The best way to make Antelope Ridge “the best place you ever lived” is to cooperate and communicate with Antelope Ridge staff throughout the residency at Antelope Ridge. Should a resident or family member fail to abide by the policies and procedures, Antelope Ridge will investigate the problem(s) and address all issues and concerns with the relevant parties.

Acts of misconduct or violation of resident policies will result in a written notice to the resident by management staff and may result in monetary fines. The written notice details the misconduct or violation, what corrective action is required, and what actions will be taken if further violations occur. If a persistent pattern of misconduct occurs, Antelope Ridge will give the resident a 3-Day Remedy Breach or Quit notice. The Resident has 3 days to respond to the notice.

2.12 Guest Policy

Residents may have guests in their home. For visits of more than 14 days, see section 2.13. The resident is responsible for the conduct of all guest(s) they allow to stay in the home. Guests may not intentionally or negligently destroy damage or remove any part of the Antelope Ridge property.

2.13 Guest Policy for Extended Stay Guests

Resident must request an Exception to Policy (ETP) for guests wishing to stay in the home for 14 to 28 days. Special requests for guests will be considered on a case by case basis. The presence of guest(s) does not entitle the resident to a larger home.

After 28 days, per South Dakota law, all extended stay guests will be required to submit to a background check and pay applicable fees and be added to the Lease. Failure to adhere to this policy is a breach of the Resident Lease and will result in the residents being served with a 3-Day Remedy Breach or Quit notice

2.14 Home Watch – Notification of Absence

Residents are obligated to notify the Welcome Center any time they leave their residence for **more than seven days**. This includes any military orders. Resident is required to fill out a Home Watch form, which will include the information found below.

An emergency contact must be given any time a resident is away from home for more than 7 days. The resident is required to arrange for adequate care of the home, **ensuring that the fenced-in yard is maintained and that snow and ice are removed in a timely manner**. Failure to provide provisions for lawn care and snow removal during absences may result in Antelope Ridge completing the work and billing the resident. Pets may not be left unattended at the home during extended periods of absence.

During the months of October through April, Antelope Ridge requires submitting a Home Watch form **for any period of absence** because of the uncertain nature of the weather in this area. Failure to

complete a Home Watch form may result in damages to the home and personal property to include frozen pipes and flooding.

Antelope Ridge will not be held liable for damage to personal property due to resident negligence; further, resident may be held liable for damage to Antelope Ridge and other resident property due to negligence.

2.15 Pest Control

Residents are responsible for minor pest control in/on/around both the interior and the exterior of the home up to 50 feet out. Good housekeeping assists in the prevention of pests. Homes should be kept clean and sanitary at all times. Resident shall immediately notify the Maintenance Office of the presence of significant pests or vermin. In the event that pest control treatment is necessary, the resident may be required to prepare the home prior to treatment. Access to your home is imperative for maximum effectiveness of treatment and maintaining scheduled appointments. Residents may also be responsible for fees associated with pest control at the discretion of the Community Director.

Certain insects, such as moths/millers, box elder bugs, ants, crickets/grasshoppers, and certain spiders are common to the local area and are not considered harmful.

2.16 Weapons, Firearms and Fireworks

Registration

Weapons, firearms, and ammunition may be retained in Antelope Ridge homes provided that the weapons and firearms are properly safeguarded. All Antelope Ridge residents must abide by city/county/state laws.

Restrictions

The use of handguns, rifles, air rifles/pistols (BB guns), paintball guns, bows and arrows, fishing spear guns, and fireworks in the Antelope Ridge community is strictly prohibited.

Violations

Misuse, discharging, or brandishing a weapon as well as any other activity determined to be illegal or deemed as irresponsible handling of a weapon by a Resident, family member or guest will not be tolerated and will result in the termination of residency.

2.17 Housekeeping

Each resident has a responsibility to ensure that their home is maintained in a clean, safe and sanitary condition. Instances of poor housekeeping resulting in unsafe or unsanitary conditions will be investigated by Antelope Ridge staff through a 48 hour inspection. Depending on the severity of the condition and the impact on the residents, the case may be referred to outside agencies to assist the resident in correcting these conditions. Persistent poor housekeeping may result in a 3-Day Remedy Breach or Quit Notice.

2.18 Natural Wildlife

Residents are not permitted to feed, bait or trap any wildlife in Antelope Ridge. Residents should call the Welcome Center for any nuisance wildlife.

Chapter 3: Maintenance and Repair

3.1 Service Request Procedures

Maintenance and Repair

In order for Antelope Ridge to maintain the comfort and safety of residents' homes, please call maintenance at 605.791.3181, option 1 immediately when maintenance is required.

Service requests for routine repairs can be placed by telephone at 605.791.3181, option 1 or through the HMC Resident Portal or App. Work orders entered through the HMC Resident Portal or App are automatically set to a routine status and if put in after hours will not be reviewed until the next business day. If you have an emergency or urgent issue after hours its important you call to get prompt service. Uniformed maintenance technicians will leave a notification card after they have performed maintenance at your home when Permission to Enter (PTE) is used.

Procedures

When a work order is received, a work order number is assigned and you receive an email with the details. The Maintenance Technician will call the resident as a courtesy when they are on their way to the home to perform the work. There are three categories of service: emergency, urgent, and routine.

CATEGORY	RESPONSE TIME/COMPLETION GOAL
EMERGENCY	Respond within 1 hour; work until resolved or contained
URGENT	Respond within 4 hours; work until issue is contained
ROUTINE	Respond within 24 hours; complete within 72 hours

Emergency

- Failure or deficiencies in utility or structural systems that are an immediate danger or health hazard to Residents, or threaten to damage property.
- A breakdown, stoppage or loss of a critical system or equipment for which life or property may be endangered if the repair is not promptly accomplished.
- Breaks in water, wastewater or gas lines, gas leaks, equipment failure (i.e., inoperable refrigerator and heating system), utility outages, doors and windows that cannot be secured.
- Inoperable A/C when external temperatures are over 85.
- Inoperable heat when external temperatures are under 45. If the emergency cannot be completely addressed during the initial visit, the maintenance technician will stabilize the situation and finish the request as soon as possible.
- Security: Locked out of home, downstairs window broken or unsecured, and any exterior door to home that cannot lock securely.
- Pests

Urgent

Not categorized as an emergency, but has the potential to create a substantial inconvenience to the resident.

- Contained water leaks (i.e. dripping faucet in sink or tub).
- One of two or more toilets or sinks are inoperable.

- For homes with more than one bathroom, a clogged toilet is not an emergency.
- Partial power (i.e., no upstairs power).
- Loss of hot water.
- Refrigerator failure.

Routine

These items do not warrant the attention of the emergency or urgent categories but need to be addressed within a reasonable amount of time.

Resident Maintenance Responsibilities

The Resident is responsible to:

- Reset Ground Fault Circuit Interrupter (GFCI).
- Replace or tighten loose screws in door hinges and tighten cabinet hardware.
- Remove foreign matter from commode, sink, and bathtub drains with a plunger (rubber suction cup).
- Turn off water valve in overflow situations.
- Test carbon monoxide and smoke detectors monthly, and replace batteries as needed.

Residents will not:

- Adjust gas burners.
- Repair leaky pipes.
- Repair or replace faulty wiring.
- Install wall outlets, ceiling fans or other electrical fixtures.
- Replace or repair equipment or appliances.

3.2 Trash / Recycling

Antelope Ridge has a contracted vendor for trash services. The contractor provides residents with a wheeled garbage receptacle. Trash will only be accepted in these approved receptacles. Proper care of these receptacles is the responsibility of the resident. All receptacles have a serial number engraved on them, and the home number affixed. If your receptacle goes missing, there will be a charge applied to your ledger for a replacement receptacle.

Resident must bag and tie all trash, preventing loose materials from littering our community. Any color trash bags are acceptable. Resident should not place trash on patios or any other common areas, interior or exterior.

A weekly pickup schedule is provided to all residents upon move-in. **Residents are responsible for placing receptacle(s) curbside by 7:00 AM on the designated pickup day.** To prevent scattering of trash by animals or weather, trash should not be placed curbside the night before the scheduled pickup. Receptacles must be properly stored within 24 hours of your trash service. **Trash not properly bagged and tied or lost trashcans will result in a fine and/or replacement fee.**

3.3 Plumbing

The plumbing in the home should be treated with care. It is important that toilets and waste pipes not be used for any purpose other than those for which they were intended. No sweepings, trash, feminine products, baby products or any other improper articles should be put into them. **Do not dispose of grease in drain systems. Use cold water when operating the kitchen sink disposal.** Refer to

Appendix A for more information on the garbage disposal in your home. The resident shall be responsible for any damage to the home caused by misuse of the plumbing system. Refer to Appendix A of this guide for additional information.

3.4 Snow / Ice Removal

For the safety of all, residents are required to remove any accumulation of snow / ice on the exterior stairs, walkways and driveways of their homes in a timely manner. In the event of an emergency, it is imperative that access is available for emergency services and for the safety of residents. Residents are responsible for removing snow from the driveway and entryway of their home.

Snow Removal

Snow will be removed in the following priority:

1. Main Roadways
2. Loops and Streets
3. Fire Hydrants
4. Bus Stops
5. Mail Cluster Box Units (CBU's)
6. Sidewalks, not including resident walkways.
7. Overflow parking areas

Please understand that during storms of long duration, blowing or drifting snow and/or periods of heavy snow (more than 2 inches per hour), the priority to maintain the main roads and loops will supersede all other areas.

3.5 Home Alterations and Repairs

Antelope Ridge residents shall make no alterations or repairs to Antelope Ridge property without prior written approval Exception to Policy (ETP) by the Community Director. Approved alterations and repairs must not damage the home, garage or adjacent areas. Upon move-out, the property must be returned to its move-in condition. In the event the removal of any such fixture or other personal property of the resident causes damage, Antelope Ridge may charge the resident the cost to repair the damage.

3.6 Preventive Maintenance Work

All Antelope Ridge homes are required to have preventive maintenance work performed quarterly and annually. This work is required to ensure the safety and efficiency of the home and all provided appliances/systems. The Permission to Enter Addendum (PTE) signed with your lease specifies PTE for maintenance requested by the resident not for required maintenance. Preventive maintenance is required.

When necessary, residents will be contacted to schedule all preventive maintenance work when access to the interior of the home is required. A notice may be sent in lieu of the phone call notifying the resident of the date of service. If residents are not home at the scheduled time of service, Antelope Ridge's representative will make entry and complete the required maintenance. The resident must contact the Maintenance Office at 605.791.3181, option 1 to reschedule a time for the work to be completed.

For planned utility outages, affected residents will be notified at least 48 hours (whenever possible) prior to the planned outage.

3.7 Home & Garden Center

Antelope Ridge is happy to provide a Home & Garden Center for residents. The Home & Garden Center will provide essential products for use in and around the home on a first come first serve basis. For a list of these items, contact the Maintenance Office.

Some of the items offered at the Home & Garden Center may pose certain safety risks. In an effort to minimize these risks, residents must follow the same safety guidelines Antelope Ridge staff are required to follow when using these items. This information is available upon receiving the item(s).

Chapter 4: Care and Use of Homes

4.1 Mildew and Mold Prevention

Molds are forms of fungi that are found naturally both indoors and outdoors. Moisture and humidity make mold overgrowth a problem in some buildings. Molds produce spores, which are released in the air and can cause allergy symptoms for some people. It is the resident's responsibility to read the Mold and Mildew Information and Prevention addendum upon move-in. Follow the guidelines set out to minimize the development of mold and mildew in the home. The resident is responsible for any damage caused by excessive mold or mildew in the home resulting from their negligence. Residents should report suspected mold to the maintenance phone line at 605.791.3181, option 1 immediately

4.2 Storage Sheds

Requests for storage sheds may be submitted via an Exception to Policy (ETP) through the Welcome Center for written approval by the Community Director. The request must clearly and accurately define the proposed location in relation to the home, other fences and sheds, playgrounds, roads, parking areas, utility lines, etc.

Additionally:

- Sheds will not exceed 120 square feet in floor area.
- Storage sheds must be of commercial type, properly constructed, and anchored securely to prevent possible overturning from winds.
- Storage sheds are permitted only on the land area behind the home within their assigned areas and are not to be fastened or attached to the structure. Sheds are not allowed within 25 feet of a street.
- If painted, the color must be compatible with the exterior color of the home.
- All storage sheds must have metal or plywood floors.
- Residents are responsible for dismantling and removing shed, removing residual material from the site, and restoring grassed areas prior to moving out of the home.
- Resident is responsible for liability, contents and structure of storage shed.

4.3 Patio Covers

Attached patio covers (i.e. awnings, enclosures, etc.) of any type are not authorized. If you feel there is a specific need for your home an Exception to Policy (ETP) can be filled out for review. Refer to Section 4.8 for more information.

4.4 Outdoor Furniture

Only furniture intended for outdoor use is to be used outdoors. Refer to Section 4.8 for more information.

4.5 Window Coverings

Items such as flags, sheets, blankets and tin foil must not be used as a window covering. Antelope Ridge reserves the right to require that offensive material be removed.

4.6 Installation of Privately Owned Equipment

All homes come fully equipped with a stove and range-hood, refrigerator, dishwasher and central heat and air conditioning. The appliances may not be removed or replaced with privately owned

appliances, or moved in any way as to alter the current layout of the homes without the written approval Exception to Policy (ETP) of the Welcome Center. Residents may use a freezer, second refrigerator, etc., to accommodate their household needs when the appropriate power supply is available.

Waterbeds are not permitted.

Sliding door attachments that create a "doggy door" are only allowed if they make no permanent structural changes to the home; an Exception to Policy (ETP) form must be filled out prior to the use of such doors. Doggy door attachments may not permanently alter the structure of the home (i.e. no cutting of doors or screens or attaching anything to the building).

Residents may install a portable gazebo in their backyard, with an Exception to Policy (ETP) from Antelope Ridge. Gazebos must be maintained in good condition and be neat in appearance. Gazebos must be properly secured, but may not be attached to any part of the structure (home, fence, shed, etc.). Residents are required to remove the gazebo upon move-out. It is the resident's responsibility to restore grassed area at the residents' expense.

Properly secured and maintained screen tents are allowed in the backyard with an Exception to Policy (ETP) from Antelope Ridge. Camping tents and portable canopies are allowed in the backyard for overnight use, consecutive overnight use requires an Exception to Policy (ETP). Temporary exceptions for resident events can be made with written authorization from Antelope Ridge.

4.7 Laundry

All homes are equipped with washer and dryer connections. Resident is responsible for proper installation of water hoses and dryer ducts. In order to maintain the aesthetics of the community, hanging or placing laundry on the exterior of any building or fence is not permitted.

4.8 Curb Appeal

Residents must use furniture that is intended for outdoor use only. No furniture intended for indoor use is allowed outside. Patio furniture is designed for the back patio area of the home. Residents may have a park bench, decorative lawn swing (excluding swings attached to trees), and patio chairs on the front porch area as long as they do not block the entry to the home and are neat in appearance. Patio furniture must be maintained in good condition (free from rust or damage). Folding camp/sport chairs should be removed from the front or side yard areas and stored when not in use. Please limit use of picnic/patio tables to the backyard. Antelope Ridge has the final approval on appearance.

4.9 Flags

Flags should be displayed according to standard American Flag Etiquette and are not permitted to be attached to trees. Please do not add flag holders to your home. Flags that are considered offensive by Antelope Ridge will not be allowed. Flags may not be hung from or in windows.

4.10 Painting

Residents may paint the interior of their house in the color of their choice. Residents must return any painted areas to original color prior to move-out. If not done to professional standards, residents will be charged the cost to re-paint and restore home to move-in condition.

Restrictions

Residents will not paint:

- The exterior of their home, to include decks and storage sheds
- Privacy fences/posts
- Doors
- Outlet covers, baseboards, linoleum, carpet

Chapter 5: Personal Recreational Equipment

5.1 Human Powered Vehicles (HPV's)

Human Powered Vehicles (i.e. skateboards, bicycles roller blades scooters, hoverboards, etc.) are permitted on the sidewalks and personal driveways only. The following protective equipment is mandatory for each user: helmet, shoes, wrist guards and elbow and knee pads. Riders must allow pedestrians right of way when using sidewalks.

5.2 Swimming Pools

Residents are responsible for damages or personal injury associated with pools. Antelope Ridge assumes no responsibility and/or liability.

Pools – Wading / 18 inches to 2 feet

Small wading pools that allow no more than 18 inches of water are permitted inside of fenced-in areas only. An adult (18 years or older) must be present to supervise pool use. Pools must be emptied and stored after each use. Pools are not to be utilized in front of homes. Resident will be responsible for any damage to the grass/landscaping due to pool(s).

Residents must have an Exception to Policy (ETP) from Antelope Ridge for pools greater than 18 inches deep. Pools are permitted inside of the fenced-in areas only. Pools cannot be permanent in nature. Pools may be installed in April and must be taken down by October 1st and properly stored. Residents must restore lawn areas to original condition when pool is removed. An adult (18 years or older) must be present to supervise pool use.

Hot tubs and/or Jacuzzis are not allowed.

5.3 Outdoor Equipment / Toys

Forts/tree houses are not allowed. No equipment, toys, or swings are permitted to be attached to trees. The constant wear on the tree can cause damage and potential infection.

Personally owned playground equipment is only permitted within the fenced backyard. The equipment must be complete and have no defects in order not to cause safety or health concerns. The resident is completely responsible for the supervision, safety, and maintenance of the equipment. The resident is also responsible for any lawn areas damaged due to installation or use of the equipment upon move-out. Residents are responsible for damages or personal injury associated with playground equipment and therefore should obtain appropriate liability insurance.

Antelope Ridge assumes no responsibility and/or liability.

All outdoor toys must be neatly stored when not in use.

5.4 Trampolines

All residents **MUST** have a completed and approved Exception to Policy (ETP) prior to installation. Rules, regulations and standards that apply in Antelope Ridge and are a part of this agreement are listed below:

- Trampolines may be installed within the fenced backyard only and may not create an adverse visual impact to other residents Trampoline must be compatible to size of backyard and must be on flat surface.
- The installation of the manufacturer's safety net which completely encircles the trampoline is mandatory. The safety net must have a lock to guard against unauthorized use. No rips or tears in net allowed.
- An adult (18 years or older) must be present to supervise trampoline use.
- Trampolines must be properly secured to prevent blowing away. Trampolines may not be attached to any part of the structure.
- Residents are encouraged to secure additional liability insurance to cover any injuries that may occur as a result of trampoline usage.

5.5 Basketball Backboards

- Only portable basketball backboards may be utilized
- Basketball backboards left in common areas will be removed and disposed of
- Basketball backboards are to be stored when not in use

5.6 Barbeque Grills

The use of charcoal barbecue grills on wooden decks is prohibited and must be used a minimum of 15 feet away from any structure. Fuel bottles (propane) from the gas-fired grills (attached or unattached) may be stored inside the garage. Do not store these bottles inside the structure. All grills may be stored in garages, on porches, decks, balconies and patios, provided the charcoal is completely extinguished or the gas fire is out and the propane is turned off.

Chapter 6: Miscellaneous

6.1 Renter's Insurance

Residency in Antelope Ridge requires residents obtain/carry renters insurance. We require you name Antelope Ridge as an additional insured and provide the Leasing office with a copy of the policy. Personal property is not covered by Antelope Ridge.

6.2 Use and Residency

Only listed residents shall personally use and occupy the premises and will do so solely as a private dwelling. The resident agrees that the number of residents will not exceed the number and names shown on the Resident Lease Agreement. Residents must notify Antelope Ridge if the occupancy size increases or decreases. Occupant size is limited to 2 persons per bedroom. Any/all changes to residency must be pre-approved by Antelope Ridge.

See sections 2.12 and 2.13 regarding our guest policy.

6.3 Home Businesses

Residents wishing to engage in a home business (including daycares) must comply with any and all city, county, state, and federal laws regarding such business. An Exception to Policy (ETP) form must be filled out prior to commencement of home business operations.

6.4 Pet Policy

Resident agrees to comply with the following rules, regulations and restrictions, which may be changed by Landlord from time to time at Landlord's sole discretion and upon written notice to Resident:

1. Landlord must approve all pets and all required documents are to be on file (including evidence such pets are vaccinated, registered, licensed and micro-chipped in accordance with applicable State and local laws) **prior** to such pets entering the Community. No "visitor" pets are permitted without Landlord approval.
 - a. The City of Box Elder requires dogs and cats to be licensed. Please contact (605) 923-1404 for more information. Proof of licensing must be submitted prior to move in.
 - b. The Landlord requires dogs and cats to be microchipped. If your dog or cat is currently not microchipped, you can contact your veterinarian for more information. Proof of microchipping must be submitted prior to move in.
2. No more than **two (2)** pets per household are allowed at any given time. Exceptions will be made for residents who have a lease with a different pet policy.
3. **PET RENT:** Resident(s) must pay additional rent per month, per pet. Service and assistance animals will not be charged pet rent if they have completed the *Service Animal or Assistance Animal Request Addendum*.
4. **NON-REFUNDABLE PET FEE:** Resident(s) must pay a **non-refundable** pet fee per pet to keep a permitted pet within such resident(s) premises within the Community. Service and assistance animals will not be charged non-refundable pet fees if they have completed the *Service Animal or Assistance Animal Request Addendum*.

5. Resident(s) are fully responsible for the conduct and actions of their pets at all times and, among other things, the full restitution for damages to yards, homes, property, etc., and hospital bills or veterinary bills incurred as a result of injuries inflicted on people or other animals caused by their pet(s).
6. Resident(s) are responsible for paying for any damages caused by their noncompliance with the provisions of this policy and the charges imposed by the Community to repair the damages associated therewith.
7. A resident(s) failure to permanently remove the pet as provided herein or failure to comply with all other terms of this policy shall constitute a default permitting termination of such resident's lease with the Landlord.
8. Resident(s) must notify the Welcome Center within five (5) days of acquiring a pet and shall re-execute or update their Pet Addendum accordingly.
9. Resident(s) are responsible for keeping the grounds clean and sanitary. All yards and common areas must be kept clean of pet droppings. Resident(s) must pick up and properly dispose of animal waste and residents who walk their pet must carry a plastic bag to retrieve and dispose of any droppings. It is a violation of this policy for any resident to simply "turn out" their pet and recall it at their convenience. Failure to adhere to this provision will result in charges to the resident(s).
10. Pets must be "on leash" at all times when outside the fenced area of the housing unit. Pets shall not be tethered outside the home. Pets must be in the home or behind an approved fenced area in the backyard if unattended. Pet food shall not be kept outside, as it will attract vermin and pests.
11. Each resident(s) must keep his or her pet(s) kenneled or contained upon the Landlord's access to such resident's unit/housing for inspections, maintenance and showings.
12. Resident(s) are required to (a) provide care, feeding, and supervision of their pets, (b) control their pets at all times, (c) pay for damages caused by their pets, (d) maintain the good health of their pets and (e) maintain flea and odor control of their pets.
13. Pets are not allowed in playgrounds at any time.
14. Pets of vicious or dangerous disposition shall **not be permitted** within the Community for any reason whatsoever. No pets with a history of aggressive, threatening or violent behavior will be allowed.
15. The breeding of animals or operation of a commercial kennel within a resident's premises or anywhere else within the Community is strictly prohibited.
16. Resident(s) shall insure that their pets do not at any time disturb any other resident of the Community (or animal of any other resident) nor damage any property located in the Community.
17. If, in Landlord's sole and reasonable discretion, a pet constitutes a threat to the health or safety of other residents or animals of other residents or otherwise creates a nuisance, which disturbs the rights, comforts or quiet enjoyment of other residents, has caused or is causing damage to the property in the Community, or has shown or is showing aggressive behavior towards any other resident, or animals of other residents, or community staff then the owner of such offending pet shall permanently remove such pet from the Community within five (5) days after

written request by Landlord. Should a resident feel that such request is unreasonable or without basis, such resident may request a meeting with the Landlord to discuss the removal request. The requesting resident is entitled to be accompanied at the meeting by a person of his or her choice. The final determination to remove the offending animal shall be made by the Landlord (in good faith) after reasonable discussion with such requesting resident and evaluation of all of the pertinent evidence. A resident's failure to correct the situation as required by Landlord, timely request a meeting, or appear at a scheduled meeting may result in the removal of the offending animal, waiver of such resident's right to dispute such removal or termination of such resident's tenancy at the Community.

18. Resident(s) shall indemnify, defend and hold harmless Landlord and its agents, employees and representatives from and against any actions, suits, claims and demands, including, without limitation, attorneys' fees, costs and expenses, arising from damage or injury to any person, animal or property caused by their pets or their non-compliance with this policy.
19. The following animals are **not** allowed in the Community or to be kept by residents in their individual unit/housing in the Community at any time without an Exception to Policy (ETP) approved by the Community Director:

Dogs of the following "restricted breeds" (to include any dog with a mix of any such breeds)*:	Pit Bull (American Staffordshire Bull Terrier or English Staffordshire Bull Terrier), Rottweiler, Presa Canarios, Doberman Pinscher, Chow Chow, Akitas, Mastiffs, Great Danes, Alaskan Malamutes, and wolf hybrids.
Any dog (of any breed) that demonstrates a propensity for dominance or aggressive behavior as indicated by any of the following types of conduct:	Unprovoked barking, growling or snarling when people approach; aggressively running along fence lines (if applicable) when people are present; biting or scratching people or other animals; or escaping confinement or restrictions to chase people.
Reptiles and fish:	Example: Snake, lizard, turtle, tortoise, crocodile, alligator, iguana, komodo dragon, newt, gecko, gila monster, electric eels, piranhas, pufferfish, and sharks.
Arachnids:	Example: Spider, scorpion.
Rodents (other than hamsters and guinea pigs):	Example: Mice, rat, gerbil, mole, beaver, squirrel, porcupine, chipmunk, prairie dog, groundhog, gopher, shrew, bat, hedgehog, raccoon, and skunk.
Wild or exotic animals:	Example: Fisher cat, fox, weasel, raccoon, monkey, Ferret, chinchilla, jackal, coyote, wolf, skunks.
Farm animals:	Example: Pig, horse, cow, chicken, sheep, goat, and geese.
Birds of prey:	Example: Hawk, eagle, buzzard, vulture, owl, falcon, harrier, kite.

****Notwithstanding anything contained herein to the contrary, the "restricted breed" restriction above shall not apply to a (i) certified military working dog being boarded by its handler/trainer and approval is obtained by the Community Director in writing, (ii) certified police or retired police working dog being boarded by its handle/trainer and approval is obtained by the***

Community Director in writing, or (iii) service animal or assistance animal registered with the Landlord. In addition, whether a pet is a "restricted breed" or mix of any of the "restricted breeds" shall be determined in the reasonable discretion of the Landlord. In the case of a dispute concerning the Landlord's determination of whether a pet is a "restricted breed" or mix thereof, a local qualified veterinarian selected by the Landlord shall make such determination, which determination shall be final and conclusive. Any costs associated with the veterinarian's determination shall be borne by the disputing resident.

20. Resident(s) may not board any animal (other than a dog or cat) without a signed Exception to Policy request.
21. The privilege of keeping a pet in the Community may be revoked and/or a warning issued if a pet is determined to be a nuisance. A nuisance is any action of a pet that endangers life or health, gives offense to the senses, violates laws of decency or obstructs reasonable or comfortable use of property. An animal may be considered a nuisance if it, among other things, (a) habitually or repeatedly barks in a manner that disturbs others, (b) interferes or obstructs persons engaging in exercise or physical activity, (c) defecates on the lawn of a home not occupied by its owner, or (d) habitually violates the leash requirement.
22. If a resident witnesses or has actual knowledge of any incident involving the aggressive behavior (or any other behavior or actions that would constitute a violation of the Community rules and regulations or a nuisance) of any animal(s), permitted pet(s) or service or assistance animal(s) in the Community, such resident shall promptly report such incident to the Landlord by contacting the Welcome Center. The resident shall provide Landlord with all reasonably requested information including, without limitation, the date, time, and location of the reported behavior, essential facts of the incident (including any potential provocation and the specific behaviors exhibited), the breed and type of the offending animal, any witnesses and their corresponding contact information, and the resident's contact information.
23. Place pet houses in the back yard within 25 feet of the rear of the home. Ensure that the structure is of sound construction, inspected and approved by Antelope Ridge personnel. It must be neat in appearance, cleaned daily of pet waste, kept free of ticks, fleas and other parasites. It must also be enclosed in a fenced area, and removed prior to move-out. The structure should provide adequate shade/shelter for the animal, and be of adequate size for the pet.
24. Grass must be maintained in all pet areas. Bare areas are not allowed.
25. Abandonment of pets is prohibited.
26. Residents are required to restore grounds prior to move-out and are responsible for any damages caused by installation and removal of pet homes.
27. Fish tanks are allowed up to 10 gallons in size. Larger fish tanks require approval through an Exception to Policy (ETP).
28. Doggy door attachments are permitted with an approved Exception to Policy (ETP) form prior to installation. See section 4.6 Installation of Privately Owned Equipment.

Disposal of Deceased Pets

Owners are responsible for disposing of deceased pets. Residents should contact local veterinarian services for proper disposal procedures. Deceased pets are not to be buried on the premises. Residents are NOT to dispose of dead animals in trash bins. In addition, residents may not clean animals that

have been killed for sport on or near Antelope Ridge property. This includes but is not limited to deer, pheasant, etc.

6.5 Parking

Residents are responsible for adhering to the parking guidelines and winter parking rules. Each home has one single space driveway and parking garage provided. Street parking is on a first come, first serve basis; street parking spaces will not be assigned and cannot be reserved.

Lessor enforces the following year-round vehicle and street parking rules:

- Vehicle parking is not permitted in any white, yellow or red zones.
 - Moving vans engaged in household goods pickup or delivery can park on either side of the street for a maximum of 24 hours prior to loading and unloading; however they may not block any hydrants, mail boxes or bus zones.
- Vehicles parked on the street (parallel parking) must be parked no more than 12 inches from the curb and no less than 2 feet away from other vehicles in front or behind.
- Vehicle parking is not permitted around the inner circle of any cul-de-sac.
- Vehicle parking is not permitted in any vacant unit driveway or blocking the end of any driveway.
- Vehicle parking is not permitted in front or within 15 feet of the Postal Service cluster mailboxes.
- Vehicles extending across the sidewalk are prohibited.
- Vehicles parking in the grass is prohibited. Exceptions will be made only for snow removal as directed by a competent authority. Please see information provided below.
- If leaving on an extended TDY, deployment or other extended absence from the premises, vehicles must be parked in the driveway or garage only.
- Motorcycle and All-Terrain Vehicle parking is limited to driveway and street parking. Parking is not permitted on sidewalks or front entrance areas.
- Recreational vehicles including trailers, boats and RVs are permitted to park within the community for a maximum of 24 hours.
- Off-roading is prohibited in all areas within Antelope Ridge.
- Inoperable, unregistered, unlicensed or abandoned vehicles parked in any area within Antelope Ridge, including resident driveways, will be towed at owner's expense. Abandoned vehicles are defined as having not moved for 30 days or more.
- Vehicles may not remain in the same street parking spot for more than three (3) consecutive days from ticketing.

Lessor enforces the following winter vehicle and street parking rules:

- All vehicles must be removed from the community streets upon declaration of a winter weather warning, during street sweeping or when directed by a competent authority. Parking in the grass/lawn will be allowed for these purposes, but vehicles must be moved within 24 hours following the street being cleared or notice to remove being sent out.
- If snow removal vehicles or street sweepers encounter vehicles parked on community streets during operations, these vehicles will be ticketed and towed at owner's expense with an additional parking fine.

Any vehicles in violation of any provision of the parking rules are subject to parking violation fines and/or immediate tow. Antelope Ridge does not assume any risk, responsibility, or liability for any damage to vehicles occurring from snow removal or towing operations when vehicles are in violation of this policy.

The following violations will result in **immediate tow at owner's expense with a parking fine added to the residents ledger**:

- Parking in a reserved spot
- Parking in vacant unit driveways
- Blocking unit driveways or otherwise preventing another car from moving
- Parking in illegal zones, which include the wrong side of the street, bus shelters, mail boxes and in front of fire hydrants

The following violations will result in a ticket with 24 hours to correct the issue or remove the vehicle from property; failure to remedy after 24 hours will result in the vehicle being towed at the owner's expense with a parking fine added to the residents ledger:

- Disabled, inoperable, unregistered or licensed, or abandoned vehicles
- Unattached Trailers, Boats or RVs on property longer than 24 hours
- Vehicles remaining in the same spot for longer than 3 days without moving

The following violations will receive a ticket with 24 hours to correct the issue and a three tiered fine system for failure to remedy; the penalty, if applicable, will be indicated on the ticket:

- Parking on the grass
- Parking over the sidewalk
 - 1st violations will receive a courtesy notice
 - 2nd violations will receive a fine
 - 3rd and subsequent violations will receive a fine
 - Repeat offenders will be subject to potential further action, which could include being served with a 3 Day Remedy Breach or Quit for violation of the lease
 - Fines will be assessed on the unit where the violation occurred (e.g., the home where the car is parked on the grass will receive the charge)

Antelope Ridge does offer long term/recreational vehicle parking as well as reserved parking spots, please contact the Welcome Center for details.

6.6 Vehicle Repairs

Automobile repairs are not authorized at any time within Antelope Ridge with the exception of tire changing and rotation, replacing a battery or other similar preventive maintenance. Changing of POL (Petroleum Oil Lubricants) products is strictly prohibited. Spillage or leaks of such products must be immediately removed and any materials used must be disposed of properly in accordance with any/all city and county laws/ordinances.

6.7 Landscaping

Antelope Ridge currently provides lawn mowing services for the front and side yards only. In the event this policy changes, or to meet additional requirements on your lawn, please refer to the guidelines below:

Residents will be responsible for mowing, edging, and weeding the fenced yard of their respective home. Lawn and yard areas will be maintained so as to present a neat and orderly appearance. Failure to properly maintain your lawn/yard will result in Antelope Ridge utilizing a private contractor to cut, rake and maintain your lawn at resident's expense.

The following program exists for violations in the occupied lawn policy:

- A resident will receive a courtesy notice if a lawn is over 6 inches in height at any point in the yard, and/or weeding or edging must be done with a notice to remedy within three (3) business days.
- If the violation is not corrected after the notice, our landscape contractor will be contacted to mow at the Residents' expense.
 - A service fee will be assessed to the Resident for lawn service. A trip charge may be assessed if the contractor is unable to access the lawn, including the presence of pets in the yard and/or pet feces which must be cleaned up for lawn care to be completed or a lock on the gate. Additionally, these fees are subject to change.
- Any lawns exceeding 12" are subject to immediate remedy by our landscape contractor and will receive a service fee.

Lawns should be mowed at a height between 2 ½ to 4 inches. To ensure that your lawn continues to stay green and healthy, it is necessary that you water your lawn every 2-3 days depending on weather conditions and/or watering restrictions.

Tree pruning is to be performed by Antelope Ridge. If you feel a tree needs to be pruned/trimmed, contact maintenance at 605.791.3181, option 1.

Lawns should be kept free of trash. It is the residents' responsibility to ensure that their yards are maintained in a neat and orderly fashion.

No resident shall skin, deface or remove the outer trunk surface or bark of any tree, plant or shrub at any place to such an extent in any such manner as to deface, injure, destroy or endanger the life of any tree, plant or shrub. Inserting objects into tree trunks opens wounds for insects and disease infestation. Nothing may be attached or hung in trees. Should a resident damage a tree they can be subject to a fine added to their ledger.

Antelope Ridge provides lawn mowing services for military members on orders to another location greater than 100 miles for more than 4 weeks. In order to receive this service, a copy of the orders must be presented to the Welcome Center.

Lawn mowing service is available to all residents at their expense. Please contact the Welcome Center for more information about signing up for this service.

6.8 Telephone and Cable Services / Satellite Dishes

The resident is responsible for telephone instruments, services and additional equipment. Cable television is the resident's responsibility. Any holes needing to be drilled from the exterior of the home to the interior must meet certain standards. Residents must complete an Exception to Policy (ETP) through the Welcome Center in order to have satellite dishes installed or to drill through an outside wall. Residents who wish to install a satellite dish must submit a request Exception to Policy (ETP) at the Welcome Center and adhere to the following guidelines upon approval:

- Satellite dishes will be 36 inches or less and professionally installed with the approval of the Community Director.
- Satellite dishes are not to be attached to any part of the structure. Under no circumstances will any stucco, vinyl or metal surfaces of the home be penetrated.
- Satellite dishes and all associated conductors and guide wires must be located in such a manner as to prevent them from coming in contact with electrical power lines.
- Residents are fully liable for any and all injuries and damages to persons or property resulting from their satellite dish. Residents shall have the satellite dish installed and operate the dish at their own risk and hereby indemnify Antelope Ridge, including their related companies,

employees, agents and service providers from any and all injuries and damages resulting from ownership, installation, and/or use of their satellite dish.

- Satellite dishes will be placed in back yards only, unless an Exception to Policy (ETP) has been pre- approved by the Community Director.
- No concrete may be used to secure a post.
- Trees and/or tree limbs will not be cut in an effort to obtain a better signal.

Residents are responsible for removing the satellite dish upon move-out and returning the home to move-in condition. Failure to do so will result in additional charges to the resident upon move-out.

6.9 Yard Sales

Yard sales are authorized during daylight hours and are not to exceed 2 days. Resident must remove yard sale signage at the conclusion of the sale. Unsold items will not be left outside or in the common areas after the conclusion of the sale.

6.10 Lockouts

Residents should contact Maintenance at 605.791.3181, option 1 should they become locked out of their home. If a lockout occurs outside of normal business hours, the resident should call maintenance and request assistance. Upon providing proper identification, the resident will be provided access to the home. Lockouts are all subject to a fee added to your ledger.

Residents are not permitted to change or in any way alter the locks installed on the doors of the leased premises. In the event of lost keys, the resident will be charged a replacement fee.

6.11 Freeze Warnings

During the winter, temperatures may drop low enough to freeze pipes. In an effort to minimize the risk associated with this, residents are asked to perform the following tasks when temperatures are below freezing:

- If you will be away from home during periods of freezing temperatures, DO NOT turn off the heat in your home. See section 2.14.
- Remove all garden hoses from exterior faucets from October 1st to April 1st. This is required. Hoses left on during freezing weather will be cut from the exterior faucet and the cost will be incurred by the resident.
- Keep garage doors closed.
- Keep access doors under and around buildings closed.
- Open kitchen and bath cabinet doors to expose pipes to heat.
- Maintain a minimum temperature of 65 degrees at all times.
- If absent for more than 7 days, resident must notify the Antelope Ridge Welcome Center. See section 2.14.

Residents will be responsible for damages caused by neglect during freezing temperatures.

6.12 Exterior Decorations

Antelope Ridge encourages residents to show their spirit during holiday seasons. Antelope Ridge is also concerned with neighborhood appearance and requires holiday decorations to be removed within 2 weeks following the holiday, weather permitting. Antelope Ridge requests residents consider natural décor before choosing décor that requires electricity in order to conserve energy. For safety reasons, no decorations are allowed on the exterior second floor or roof of a home.

6.13 Landlord Verifications

Requests for Landlord Verifications of any type (for current and former residents) must be accompanied by a signed authorization from the resident. Any such requests will be completed and returned within two (2) business days of receipt.

6.14 Solicitation

There is no solicitation of any kind allowed in Antelope Ridge. If residents see people soliciting they should report them to the Welcome Center at 605.791.3181, option 2.

6.15 Conflict Resolution

The first contact for resolution of issues is the neighborhoods assigned Leasing Specialist. The Community Director will have the final authority over all resolutions.

Chapter 7: Move-Out

7.1 Notice of Intent to Vacate

A minimum 30 days' notice is required for Residents moving out of Antelope Ridge. Military members with PCS / ETS / Deployment orders are required to provide a copy of the orders immediately upon receiving them. If 30 days' notice is not received by Antelope Ridge in writing, the Resident will be financially responsible for 30 days' rent. If notice is given during the rental contract and the lease is not fulfilled, the resident will be subject to an Early Termination Fee.

7.2 Abandonment

If during the term of residency, a resident abandons a home, Antelope Ridge may send a letter to their emergency contact(s) stating that unless a reply is received from them within seven (7) days, Antelope Ridge shall consider the premises abandoned and may re-rent the premises. Abandonment is considered to have occurred if a resident vacates a home without notice to Antelope Ridge.

7.3 Move-Out Procedures

Antelope Ridge has designed a simple move-out process. When a resident indicates they intend to vacate, the Welcome Center works with the resident to schedule pre move-out and final inspection dates and complete the necessary written documentation.

A pre-move-out inspection will be performed. Members of the Antelope Ridge staff conducts the inspection, which may identify potential damages or cleaning items that require corrective action prior to the move-out in order to avoid damage or cleaning charges. At the final move-out residents are responsible for damage to their home or to equipment and furnishings. Residents will receive an additional charge should the home require deodorization. Normal wear and tear is anticipated and acceptable. Residents must return all home and mailbox keys as well as garage door openers, reserved or rec lot parking passes and provide a forwarding address no later than the final move-out inspection.

Antelope Ridge will:

- Clear the resident if the home is properly cleaned and no payment is due.
- Provide a list of damage costs to the resident, if applicable.
- Determine the need for additional estimates for repairs and replacements.
- Collect any money due.

Normal wear and tear is the expected deterioration which occurs in the normal use of homes. Homes should be used as intended without negligence, carelessness, accident or abuse of the premises. For example, small nail holes are expected; large holes are not. A cleaning checklist can be obtained at any time through the Welcome Center.

7.4 Cleaning Requirements

Antelope Ridge has established cleaning and lawn maintenance requirements, which are provided below.

ITEMS	REQUIREMENTS
Wood Floors	Cleaned / Mopped (water only – no harsh cleaners)
Vinyl	Clean/free of debris & dirt.
Carpet	Carpet with stains and detected urine will be replaced and charges will be assessed at final move-out.
Patio Door	Clean inside and outside glass streak-free to include metal frame. Clean out track and accompanying metal frame.
Cabinet/Closets/Shelves	Remove all shelf paper and tape. Must be cleaned, free of grease and dirt.
Mirrors	Cleaned streak free.
Blinds	In place, clean, free of dirt and dust.
Ceiling Fans / Bulbs	Clean, free of dirt and dust, bulbs working.
Plumbing Fixtures	Clean, free of mold or mildew, soap, or hard water stains.
Toilet(s)	Clean inside/outside to include seat, hinges and base.
Shower(s) / Vanity / Bathtub	Clean basin, free of mold/mildew and soap residue. No adhesive remains.
Wall / Ceiling / Floor Vents	Clean and free of dirt / dust.
Trash / Bulk Items	Removed from interior / exterior.
Refrigerator	Clean inside and out, door gaskets, free of mold/mildew. Drain pan empty and cleaned. Door handles/bars clean. Coils must be free of dirt/dust. Top and under fridge clean of dirt / dust.
Range / Ovens / Cooktops	Clean, free of dirt and grease to include; oven racks, broiler pans, oven gaskets, drip pans and underside of cooktop. Clean underneath the oven.
Range / Vent Hood	Clean, free of dirt and grease to include wall behind stove (splash guard). Clean / replace filter.
Dishwasher	No standing water. Free of food / debris. Clean interior/exterior. Clean racks, door gaskets. No soap residue, mold or mildew.
Trash Container	Must be empty and clean. No trash is to be left after move out.
Utility / Storage Area / Garage	Swept and free of dirt/dust. No oil stains.
Yard	All debris / litter removed. Grass mowed, area weeded, edged. Any / all holes filled in. No dead / grassless patches / sections.
Windows	Clean inside and out, free of streaks. Upper level windows do not need to be cleaned on the outside.
Walls / Ceilings	Must be free of dirt / dust and stains. Must be returned to original color if applicable. Wipe down outlets.
Driveway	Free of stains and other markings.
Light bulbs	All light bulbs must be working. Replacements can be found at the Home & Garden Center.

Chapter 8: Community Center and Facilities

8.1 General Policies

Antelope Ridge Residents may reserve the community center. Reach out to your Leasing Specialist for updates rental fees and security deposit. The security deposit will be returned contingent upon returning the furniture to the arrangement found prior to the event, passing an inspection after the event and returning all keys. Resident is responsible for the conduct of family members, guests and any other persons related to or affiliated with the residents event. No one may intentionally or negligently destroy, damage, or remove any part of the Antelope Ridge premises. Any damage is the responsibility of the resident.

The following rules apply to use of the community center:

- No alcohol or tobacco products are permitted
- No loud music or disorderly behavior
- No pets/animals
- No profanity
- No fighting
- No intimidation
- No aggressive or disruptive behavior

Supervision of Children

All children under the age of 10 must be supervised within/on/around Antelope Ridge community center(s), parks and common areas.

Antelope Ridge employees are not considered supervisors.

Packages

The Welcome Center does not accept packages on behalf of residents. Please be aware of any and all incoming packages, and redirect as necessary.

APPENDIX A

GUIDE FOR OPERATION OF APPLIANCES, SMOKE DETECTORS AND GROUND FAULT INTERRUPTERS

Garbage Disposal

- Keep cover on drain when disposal unit is not in use. Items such as bones, corncobs, hairpins, glass, string, metal, etc., result in a clogged drain or jammed disposal.
- Grind food waste with strong flowing cold water.
- Flush disposal for self-cleaning by running a few minutes after grinding waste or draining sink water.
- Do not use lye or other chemicals for cleaning.
- Do not turn off water while grinding.
- Do not grind fibrous food waste (i.e. cornhusks, pea pods, celery, artichoke leaves, noodles, chicken skins, potato skins or rice).

NOTE: When disposal does not operate take the following steps:

- Turn off switch and water and allow garbage disposal unit to cool.
- Push reset button located on bottom or side until it clicks.
- Turn on switch and water.
- If the unit fails to operate after following the above steps, contact the maintenance phone line at 605.791.3181, option 1.

Stoves

Ovens, grills and burners will be kept free of grease and food spillage to prevent fires and to avoid build-up which is difficult to remove and could result in a cleaning charge at move-out.

Dishwasher

Dishes, pots and pans must be scraped of food and rinsed before being placed in the dishwasher.

Instructions for Testing Ground Fault Interrupters

The ground fault interrupter (GFI) receptacles installed in homes are designed to protect people from the hazards of electric shock. Do not overload the circuit. Should the receptacle or the outlet in an adjacent bathroom fail to work, perform the following instructions to test the receptacle before calling in a service request:

- Push the "test" button and the "reset" button should pop up.
- If the "reset" button does not pop up when the "test" button is pushed, a loss of ground fault protection has occurred. Do not use the outlet. Call the maintenance hotline to submit a service request.
- To restore power, push the "reset" button on all ground faults.

Smoke Detectors

Each home is equipped with one electrical smoke detector per level. These units have been installed for Resident safety and are very sensitive. The alarm sounds when electrical activity within the smoke

chamber is interrupted by smoke particles. The smoke detector may also be activated by hair spray, steam, dust or anything that may pass through the smoke chamber (including insects).

To reset the detector after it has been accidentally activated, go to the circuit breaker box and cut the power to the detector for a few seconds. Make sure that the area around the detector has been cleared of steam, smoke from cooking, etc. before turning the power on. Notify the maintenance at 605.791.3181, option 1 if the detector does not reset. If the smoke detector activates during the night, assume a fire situation exists until you know for certain. Follow a prepared fire escape plan and evacuate the home until it has been checked. When in doubt, call 911. Accidental activation of your smoke detector may be annoying but it is an indication that the detector is functioning. If a detector malfunctions, call maintenance 605.791.3181, option 1. Do not attempt to repair it.

APPENDIX B

Household Tips

Carpet Care

Place doormats at all entrances

Large mats, covering two or three strides, will help keep dirt, pesticides and other pollutants from getting on the carpets.

Remove shoes upon entrance into the home

If going shoeless is not acceptable, individuals may wear house shoes (that don't go outside), slippers or socks.

Vacuum two or more times per week

Frequent vacuuming helps reduce the level of dust mites, which can trigger asthma and allergy attacks. Vacuuming also removes surface dirt on carpets before it has a chance to get ground in. A vacuum cleaner with strong suction, rotating brushes and a HEPA filter, so the dirt and dust won't get blown back out in the exhaust, is best. Go back and forth over the same spot several times, especially in high traffic areas, to get as much dirt and dust as possible. Vacuum thoroughly along walls and carpet edges as dirt and dust also accumulate there.

Clean up spills on carpets immediately to prevent stains

- Soak up liquid spills by covering them with clean white (or light colored) towels or paper towels.
- Scrape sticky substances off carpets with a spatula or spoon. Don't rub the spill. This will damage carpet fibers and make the stain spread.
- To clean the stain, mix 1 cup warm water and ½ teaspoon of mild liquid soap, such as dishwashing liquid or fine fabric detergent. Apply a small amount, blot by pressing a clean white towel into the carpet and lift. Repeat the process until the stain is removed. Do not scrub.
- After the stain is removed, rinse the area with a solution of a few teaspoon of white vinegar to one cup water. Blot with another clean towel.

Use household ingredients to clean carpet stains

- Club soda removes red wine stains.
- Use an ice cube to harden gum and candle wax, then scrape.
- Sprinkle grease stains with baking soda, corn starch or corn meal. Let stand six hours or overnight, then vacuum.
- Mix 1/3 cup vinegar with 2/3 cups warm water and apply to the stain. Blot with a clean towel and repeat until the stain comes clean.

Use baking soda to remove odor from carpets

Carpet deodorizers and fresheners often contain fragrances that merely mask the smell. Baking soda soaks up the odor. Sprinkle baking soda over the surface of the carpet. Let it stand for 15-30 minutes, then vacuum.

Steam clean carpets with plain water

Use water and operate the machine as directed. The hot water will remove a considerable amount of dirt, even without detergent. Alternatively, use a mixture of 1 cup white vinegar and 2 ½ gallons of water. (Add another cup of vinegar for a stronger solution.) This is an effective way to remove shampoo residues from earlier cleanings.

Ventilate well during and after carpet cleaning

To speed drying time, keep windows open and use fans. Avoid carpet cleaning on humid or damp days. It is recommended that children are kept out of the house for at least 4 hours after carpets are cleaned.

Energy Conservation

Conserving energy is a win-win for everyone. Saving energy helps to make our environment a longer lasting, cleaner place to live. Saving energy allows more dollars to be spent on improvements and new construction rather than energy consumption. Saving energy makes the home a more comfortable and efficient place to live.

Heating

- Maintain the temperature between 60-70°F.
- Keep blinds open on sunny days and closed at night.
- Keep all windows (including storm) and outside doors firmly closed, especially those near the thermostat.
- Keep garage doors closed.
- Regularly change air filters.
- Close upstairs vents to push heat to your lower level.

Cooling

- Keep electric lights and lamps on low or off. They generate heat.
- Draw drapes and blinds during the hottest part of the day.
- Open windows before turning on a fan. Draw cool night air into the house with a full house fan.
- Open windows at night to bring in cool night air; close them during the day.
- Do not run air conditioner if outside temperature is 65°F or lower.
- Maintain an air conditioned house at 78°F or higher.
- Regularly change air filters.

Cooking

- To avoid inefficient use of energy, the element should cover the bottom of the pan.
- When using the oven, make the most of heat by cooking as many foods as possible.
- Boil water in a closed kettle or covered pan; it saves time and prevents heat loss.
- Cook on the range top instead of using the oven whenever possible.

Lighting

- Turn off exterior lights during the day.
- Turn off interior lights in rooms when not in use.
- Keep lamps and light fixtures clean. Dirt absorbs light.

Water

- Report any leaking faucets and running toilets immediately.
- Reduce water usage when washing vehicles.
- Use cold water when using the garbage disposal.
- Reduce the hot water temperature to 115°F.
- Run dishwashers only when full to save energy.
- Operate special features on your washing machine, to avoid using more energy and water than necessary.
- Use the cold water feature on your washing machine whenever possible.

Dryer Usage

- Make sure your dryer is fully loaded before running.
- Clean dryer lint filter before and after each use for efficiency.
- If Resident's dryer vent travels through garage, ensure lint filter in garage is cleaned monthly.

Safety

- Lock all doors and windows. Do not leave the home unlocked, even for a quick errand.
- Immediately report any needed repairs of locks, latches, doors or windows to maintenance.
- Do not hide key under the doormat.
- Arrange to stop newspaper delivery when on vacation.
- Never answer the door to a stranger. Antelope Ridge employees wear uniforms or have proper identification.
- If keys are lost or misplaced, make arrangements with maintenance to have locks changed. There may be a charge for this service.
- Keep emergency numbers posted next to every phone and on the refrigerator.
- Mark or engrave personal possessions for identification.
- Never leave children unattended.

Although Antelope Ridge cannot guarantee anyone's safety, we strive to do everything we can to provide Residents with the means to take responsibility for your personal safety. Please see Chapter 1 of the Resident Guide for more safety information.