

Horton Zen House

Horton Zen House Rules

1. Illegal Use

Tenants shall not use the property for any illegal purposes.

2. Smoking

Tenants shall not smoke in any private or public areas anywhere in the Horton Zen House or on its grounds.

3. Noise/Nuisance

Tenants shall keep conversation, TV, stereo, radio and musical instrument volumes low enough so as not to be an annoyance to other tenants and/or to the surrounding neighborhood. Tenants shall not create any noise that can be heard in any other resident's unit between the hours of 10 pm and 7 am.

4. Hallways & Common Areas – Storage and Noise

Tenants shall keep noise to a minimum in hallways and common areas shared with other tenants and residents. Also, tenants shall not store anything, even temporarily, in these areas.

5. Guests and Visitors

Tenants shall be responsible for the conduct of all their guests and visitors at the Horton Zen House and on its grounds. It is the tenant's responsibility that her/his guests and visitors comply with these Rules.

6. Garbage

Tenants shall be responsible for removal of garbage and recycling from their apartment units and for the disposal of such into their dumpsters or recycling containers.

7. Repairs

Tenants shall be responsible for promptly repairing, at their own expense, any door or window glass they or their guests or visitors damage on the property.

8. Plumbing & Drains

The Horton Zen House apartments have old plumbing pipes.

Tenants shall not put any of the following down the toilet; feminine supplies (incl. tampons), q-tips, matches, cigarette butts, dental floss, excess hair, baby wipes, Clorox swipes, Kleenex. Tenants are asked to please only flush toilet paper.

Tenants shall not put food scraps, grease, coffee grounds, or anything but water down the kitchen sink drain. Tenants are asked to please trap all such items and place them in the garbage or yard waste.

Under no circumstances shall a tenant put Drano or any other chemical product down any drain. Please call the Horton Zen House manager to clear clogged drains.

9. Counter tops

Tenants are asked to use a cutting board to protect the counter tops.

10. Freezing

Tenants are asked to protect their plumbing from freezing. At a minimum, tenants shall leave their heat on low during cold weather.

11. Nails/Painting

Tenants shall be responsible for any damage caused by using tacks, nails, or adhesives on walls, doors, or woodwork.

12. Vehicles

Recreational vehicles, trailers, boats, and inoperable or unlicensed automobiles may not be parked or stored on the Horton Zen House property, on or in any parking area provided for Horton Zen House. Repairs to any vehicles in these locations must be completed within 24 hours of commencement.

13. Waterbeds, Pianos, & Heavy Objects

Tenants shall have no waterbeds, aquariums, pianos, organs, libraries or other unusually heavy objects in the Horton Zen House apartments without written permission from the Horton Zen House apartment manager. As a condition to permitting a waterbed, the Horton Zen House apartment manager may require a tenant to provide and pay for waterbed insurance.

14. Window and Door Screens

Horton Zen House is not obligated to provide window and/or door screens. If there are any presently installed, Horton Zen House has no obligation to maintain or replace them.

15. Pets

Tenants with pets shall complete a pet agreement and payment of a deposit. Pets are permitted with acceptance of a completed pet agreement and payment of a deposit. The amount of the deposit is per the schedule of fees. The deposit is all or partially refundable upon vacancy based on additional cleaning or repairs attributed to the pet.

