

Welcome to your new residence!

This Resident Guide has been designed to familiarize you with all the facilities and services available within the Fort Stewart Unaccompanied Personnel Housing.

Enclosed are policies and procedures regarding your residency. All policies in this handbook apply to residents, occupants, and their guests. We believe you will find it informative and helpful in becoming acquainted with your new home and surroundings. If, by chance, you have a particular question not covered in this handbook, or you need further assistance please do not hesitate to contact the Community Management Office. Our management personnel are trained professionals who are committed to your satisfaction.

Sincerely,

The Balfour Beatty Communities Community Management Office & Staff

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General Information

Office Hours

The Community Management Office, Leasing Center, is open Monday through Friday from 8:00 a.m. to 5:00 p.m.

The Community Center is open Monday through Friday 8:00 a.m. to 10:00 p.m., Saturday 9:00 a.m. to 10:00 p.m., and Sunday 12:00 p.m. to 6:00 p.m.

Rental Payment

Residents living in Balfour Beatty Communities Housing on Fort Stewart will make rental payments to Balfour Beatty Communities and will sign a Lease. Security Deposits are not required. All new leases will be for one year and month to month thereafter. Rental payments are made in arrears. Leased term's beginning after the first day of the month will require residents to make the partial month's rent payment for the remaining days left in the month. These payments are required to be remitted by the Resident in the form of personal check, cashier's check, or money order at the time of signing the Lease.

All checks returned for non-sufficient funds will be assessed a \$25 Late Fee and a \$25 Non-Sufficient Funds Fee.

Renter's Insurance

The Landlord does not provide any type of insurance for the Resident. Resident is required to obtain and maintain the below insurances throughout their lease term:

- Liability insurance with a minimum coverage of \$100,000
- Property insurance to cover personal property losses or damage

Resident must provide a copy of the Renters Insurance Declaration page to the Landlord as well as list the Landlord as an interested party.

Move-In

On Move-In date, the Resident will be given an orientation. This will consist of an explanation of the terms of the Lease, instructions on placing a service request, an overview of the Resident Guide, and an explanation of the Property Condition Report.

The Resident will be given the option of signing a “Release to Enter” which will authorize service requests to be performed without the Resident or a designated representative being at their home for the requested work. Otherwise, a time to perform the work will be scheduled by the Facilities Management Office.

A Community Management person may accompany the residents to the Premises to complete the Property Condition Report, provide instructions on the operation of appliances, and point out the location of thermostats, smoke detectors, fire suppression system, circuit breakers/fuse boxes, and water shut-off valves.

Use and Residency

Management acknowledges the right of the Resident to entertain guests. Visitors and guests are welcome, but are subject to all rules contained in the Lease and Resident Guide. The Resident, members of the Resident’s family, and guests shall at all times maintain order in the home and at all places on the grounds, and shall not make or permit any loud, improper or boisterous conduct or likewise disturb the comfort or interrupt the sleep of other Residents. In addition, the cost of repairs for any and all damages caused by the Resident or Resident’s guests will be the responsibility of the Resident. All radios, televisions, stereos, or any other appliances or items which may cause noise, etc., must be turned down to a level of sound that does not annoy or interfere with other residents. No musical instruments will be played on the Premises at any time. No incense or other odor producing items should be used on the premises. Because of the nature of complex, it is understood that offensive noises and/or odors are prohibited.

Community Policies Enforcement

Notice of Violations

Community Management may issue notices for violations of obligations under the Lease or Resident Guide. For more serious violations, a termination of the Lease may occur without previously issuing notices of violations. Serious violations will be reported to the Garrison Command and the Residents’ chain of command.

Community Management may likewise choose to issue citations and warning letters or take more serious action, depending on the severity of the violation and the number, if any, of previous violations.

Community policies enforcement is as follows:

- A Discrepancy Notice will be issued for minor violations. These types of violations require correction within two (2) days of receipt of the notice. Failure to do so will result in a formal letter of Caution.

- A Letter of Caution will be issued for a Resident's first major violation. Resident will have two (2) days from receipt of letter to correct the violation. Should Resident fail to correct the violation within two (2) days, a Letter of Warning will be issued.
- A Letter of Warning will be issued for a Resident's second violation of any nature. Resident will have two (2) days from receipt of letter to correct the violation. Should Resident fail to correct the violation within two (2) days, a Letter of Termination may be issued to the Resident.
- A Letter of Termination of Residency will be issued for a Resident's third offense of any nature. Resident will have thirty (30) days in which to vacate the Premises.

Based on the nature of the incident and any other documentation contained within the Resident's file, the Community Manager will determine the appropriate Letter of Caution, Warning or Termination of the Lease to issue.

Blatant disregard for the rules and regulations of Fort Stewart or on-post housing by any Resident, regardless of the number of warnings previously received, is grounds for the termination of the Lease.

Move-Out

Move-out will occur under the following conditions:

- At retirement or separation from the military of the Resident.
- At Permanent Change of Station (PCS) of the Resident.
- As directed by the Garrison Commander.
- If the Resident becomes ineligible to remain in housing, the Premises will be vacated immediately.
- Resident requests to vacate housing and move, provided their initial Lease term has been fulfilled and they have given 30 days written notice to Community Management Office.
- If prior to the expiration of their initial Lease term, the Resident will provide thirty (30) days notice, remit payment for that month period and pay a fee equal to thirty (30) days of rent to cover the landlord's costs to re-let the Premises.

Move-out Inspections

A minimum of thirty (30) days written notice must be provided to the Community Management Office. In addition to the notice, if the Lease is being terminated prior to the expiration, a copy of orders must accompany the notice, if applicable.

Upon receipt of the above information, Community Management will provide the Resident with written instructions on minimum standards of cleanliness and conditions that are required when returning the Premises.

The Resident will schedule a pre move-out inspection. The purpose of this inspection is to make the Resident aware of any items that will not meet standards prior to moving. The Property Condition Report that was completed at move-in will be referenced when performing this inspection. Charges will be assessed for any items that are not as a result of normal wear and tear. The Resident will be made aware of the amount of charges that will be assessed if the damages are not repaired to the satisfaction of the Community Manager.

An appointment for a move-out inspection must be scheduled no later than ten (10) working days prior to date of move-out. If there are damages to the Premises, the Resident may elect to pay for the damages by cashier's check, money order, or credit card or correct the deficiencies within 24 hours. A final inspection will be performed 24 hours after the move-out inspection. If damages are not corrected at that time, payment will be due immediately.

All damage charges will be documented with photographs.

Abandonment

If the Community Manager is informed of or discovers that the Premises have been abandoned by the Resident, the Community Manager will notify the Unit Command and request a determination of status of the Resident. If it is determined that the Premises is indeed abandoned, the Community Manager will assist the Unit Command with completing an inventory of the personal property. The Unit Command will then be responsible to box and store the personal property. The abandoning Resident will be charged for this service, any unpaid rent, a termination fee and the Resident will be charged for any damages to the Premises, over and above normal, fair, wear and tear. Reimbursement of these charges will be sought through normal collection procedures.

Termination of the Resident Responsibility Agreement by Management

In severe cases, the Community Manager will recommend that Termination of the Lease be mandated immediately and issue a notice to the Resident.

In egregious cases, or due to serious offenses or acts of misconduct, or where a persistent pattern of misconduct occurs, which are contrary to the safety and welfare of others, Resident's actions may result in a termination of the Lease.

If the violation is of a severe nature that constitutes a threat to the safety and/or welfare of the Resident or the community, then no Letter of Caution will be necessary and the Community Manager will issue a Letter of Warning.

Examples of severe violations, which are contrary to the safety, and welfare of other residents, include but are not limited to: domestic disturbances, felony convictions, animal cruelty and destruction of property. In the event of a second violation related to the warning, the Community Manager will issue a Letter of Termination of the Lease.

In the event the Garrison Commander bars a Resident from Fort Stewart, the Landlord may initiate eviction proceedings.

At any time the home is going to be vacant for a period of two (2) weeks or longer, Resident must notify the Community Management Office.

Right of Entry

The Community Management Office has immediate right of entry to the home if emergency conditions are presumed to exist. Such emergency conditions include the risk of substantial damage to the property, or risk of death, injury or illness to humans or animals. Management may also enter, with reasonable notice, to make inspections and/or repairs. See section under Maintenance for details.

Sublease Policy

Subleases must have prior approval by Management and all fees paid.

Utilities

It is the Resident's responsibility to make arrangements for telephone service. Phone numbers for such service providers are located in the reference section at the end of this guide.

Maintenance

Maintenance Services Request

Please report maintenance requests promptly. Maintenance requests will be completed in a timely manner. Non-emergency requests will be completed between 8:00 am and 5:00 pm, Monday through Friday, excluding holidays. After Community Management office hours, emergency maintenance requests may be reported to the work order desk 912-408-2501 via answering service. The answering service will then contact the on-call maintenance person who will respond as quickly as possible.

Emergency Service Requests

Emergencies will be handled immediately. All emergencies must be called in and cannot be submitted on line.

Examples are:

- **Fire - immediately call 911**
- Lack of electricity.
- Broken or non-working doors, locks, windows.
- Lack of heat when outside temperature is below 50 degrees.
- Lack of air conditioning when outside temperature is above 90 degrees.
- Lack of water.
- Non-functioning toilet.
- Ranges when entire range is inoperable.
- Refrigerator when not working at all.
- Locked out of Premises.
- Flooding.
- Broken pipes.

Contact the Facilities Management Office 24 hours a day, 7 days a week for assistance when any of these emergency situations occur.

Urgent Service Requests

Urgent service requests are for those things that if left unattended could develop into emergency service requests. Response time is within four hours of receipt of request and resolution will be completed within 48 hours. Examples are:

- Clogged drains.
- Clogged commodes.
- Refrigerator not working.

Routine Service Requests

Routine service requests are for those minor repairs that do not constitute an emergency or urgent service request, but are necessary. Response time is within 48 hours of receipt. Examples are:

- Closet door coming off the track.
- Leaky Faucet.

Damages

There is a charge for the cost of repairs, labor and material for any damage caused by negligence of the Resident and/or Resident's guests. All payments are due within thirty (30) days of the date the repair is completed.

Inclement Weather

Hurricane

Hurricane season begins June 1 and ends November 30. A "hurricane watch" means a hurricane may threaten an area. A "hurricane warning" means a hurricane is expected to strike an area.

- Continue to listen to the County Warning System on the radio. Do exactly as advised.
- Stay indoors but move to a lower area. If the calm eye of the hurricane passes through the area, continue indoors unless it is absolutely necessary to leave.
- If the electricity goes off, use flashlights instead of candles.
- Use the telephone for emergencies only. Jammed phone lines may obstruct emergency calls for police, fire departments, doctors, and the Red Cross disaster units.
- Conserve refrigeration. Open the refrigerator/freezer door as little as possible.
- Remain indoors until the "official all clear" is given from the County Warning System on the radio.
- In the event that the Installation requires evacuation please follow directions given by Fort Stewart.

Energy and Conservation

The goal of energy and water conservation is to ensure that the essential needs of all residents are provided without waste. Energy conservation is a key element in Fort Stewart's effort to become energy efficient. Residents are responsible for practicing

energy conservation to avoid waste. The following tips are suggested for residents to conserve and reduce energy consumption without sacrificing comfort:

- Limit thermostat settings to no higher than 68 degrees for heating and no lower than 78 degrees for cooling.
- Turn off or restrict the use of lighting for patios, balconies and entrances, except when required for safety or security.
- Turn off or curtail the use of decorative lighting inside and outside.
- Do not operate portable electric heaters.
- Adjust thermostat settings of hot water heaters to reduce temperature to 105 degrees, except where dishwashers are in use.
- Use drapes, blinds and shades to allow entry of sunlight in the heating season and provide shade during hot weather.
- Close doors and registers to unused rooms.
- Turn off air-conditioning systems, reduce heating to 50 degrees, and close windows when away for an extended period of time (weekends, holidays or vacations).
- Operate dishwashers, clothes washers, and dryers only when fully loaded.
- Delay operation of heat-producing appliances to cooler periods of the day during the summer months.
- Use the lowest wattage lamp consistent with needs and turn off lights in unoccupied rooms.
- Operate kitchen exhaust fans to reduce cooling loads imposed by cooking appliances during the summer months.
- Ensure that filters are changed during the scheduled Preventative Maintenance inspections or sooner.
- Lower heating thermostats 5-10 degrees at bedtime.
- Use the shower in lieu of the tub for bathing.
- Self-cleaning ovens use large amounts of energy; consequently this feature should be used sparingly.
- Keep doors and windows closed whenever air conditioning or heating is in operation.
- Check toilets for leaks.
- Make sure faucets are shut off properly.
- Use flow controlling nozzle/spray head device for outdoor hoses.
- Do not remove or replace devices that have been installed to conserve water such as faucet aspirators and low flow showerheads.

Residency Inspections

Periodic inspections of the Premises will be conducted, as there is a preventative maintenance program to maintain and assess HVAC systems, appliances, smoke

detectors and safety systems. Residents will be notified via newsletter, fliers and postings on their housing website at www.marnepointapartments.com as to which day's maintenance personnel are scheduled to be at the Resident's home to perform preventative maintenance. If the Resident has a "Release to Enter" on file, it will not be necessary for the Resident to be home in order to have the work performed. If the Resident does not have this "Release" on file, the technician will leave a door hanger note indicating their attempt to perform the work and asking that they call to reschedule. All Premises must be inspected at a minimum of two times per year to ensure that the fire and safety systems are operating properly.

Keys and Locks

Only the residents listed on the Lease will be issued keys to the Premises.

If a Resident requests the Facilities Maintenance Office to unlock the door of their Premises the following charges will be incurred:

- | | |
|--|-----------|
| • First lockout during regular business hours | No Charge |
| • Second lockout during regular business hours | \$25.00 |
| • All after hours and weekend lockouts | \$25.00 |

Report lost or missing keys to the Management office immediately. Locks will be changed at your expense.

No one can obtain a key to your Premises. This includes family, friends, and delivery services. All requests for lock changes or repairs must be made in writing. Locks may not be changed or added without prior management approval.

Pest Control

Residents are responsible for minor pest control practices consisting of good sanitation and housekeeping practices. For professional pest control treatments, residents should contact the Facilities Maintenance Office.

Residents are expected to:

- Maintain units in a manner to deny access, harborage, and sustenance to household pests.
- Ensure windows and doors are screened and fit properly.
- Request that maintenance repair air leaks into or from the Premises.
- Ensure minor cracks and holes inside the home are caulked or otherwise sealed.
- Regularly remove excessive clutter in and around the home; debris, dead plant leaves, pet droppings, trash, containers that hold water, etc.

- Protect food by storing in pest proof containers, especially starchy or fatty foods and pet foods.
- Promptly clean up spilled foods, crumbs, drinks, or pet mishaps.
- Clean kitchens after each meal, especially in areas where grease accumulates (drains, vents, ovens, and stoves).
- Wash and submerge dirty dishes in soapy water before retiring.
- Empty garbage regularly.
- Prevent unnecessary accumulation of soiled clothing, rags, corrugated paper boxes, newspapers, empty cans, empty bottles, and paper grocery bags in kitchen, baths, and laundry rooms.
- Have leaks and dripping faucets repaired promptly.

Failure to maintain the Premises as described above may result in charges for pest service or the termination of the Lease.

A licensed pest control vendor will visit on a regular basis. A schedule will be made available through the community newsletter and posted on the Community website at www.fortstewartsinglesoldierliving.com. Requests for treatment may be made by contacting the Facilities Maintenance Office. Depending on the type of pest problem, the Resident may be charged for the service.

- If a Resident is allergic to common pesticides or has any reaction at all, notify the Community Management Office in writing.

Problems involving wasps, bees, hornets, bats, houseflies, mosquitoes, snakes, black widow spiders, rodents (other than mice), ticks, fleas, birds, wood destroying pests, and pests of stored food products should be reported to the Facilities Maintenance Office.

Household Hazardous Waste Disposal Guidelines

Paint: Latex or oil-based paint that is still usable can be recycled at the Hazmat Center. Latex paints are more environmentally friendly than oil-based paints. If you are looking for alternatives, nontoxic paints are also available, though they tend to be more expensive than traditional paints.

Aerosol Cans: Empty aerosol cans may be disposed of with the regular refuse. Minimize waste by completely using aerosol-packaged products prior to disposal.

Motor Oil: No vehicle maintenance is allowed in the UPH complex area. However, you should be aware that the Auto-Craft shop located on post as well as off-post maintenance shops have collection points for motor oil.

Drugs: Prescription drugs should be washed down the drain with water.

Lamps: Incandescent light bulbs can be disposed of with regular trash.

Batteries: Small flashlight or calculator-type batteries can be disposed of with the regular trash.

COMMUNITY POLICIES

Air Conditioners

Resident owned air conditioners are prohibited. All Premises are equipped with centrally installed heating and air conditioning units.

Appliances

All of the Premises are fully equipped with a stove, hood vent, refrigerator, dishwasher, and full size washer and dryer. The above listed appliances may not be removed or replaced with privately owned appliances. The standard appliances listed above may NOT be moved in any way as to alter the current layout of the homes without written permission from the Community Management Office. All costs associated with approved appliance alterations will be at the Resident's expense.

Attics

Some homes are equipped with attic access panels and may or may not have pull down ladders. These attic spaces and ladders pose many dangers; low visibility, unstable flooring, low clearance, low weight ratings, and extreme heat. These attic spaces have not been designed as storage areas. These areas are designed for maintenance and emergency response personnel only. For safety reasons, residents are not to enter these areas for any reason and storage of personal belongings in attics is prohibited.

Alterations

Alterations to the unit of any kind are prohibited. Alterations include painting, wallpaper, borders, ceiling fans, structural changes, remodeling attaching or removing fixtures.

- Only small nails or "J" hooks should be used for hanging items on walls.
- No nails, screws or hooks should be used on doors or cabinets.
- Adhesive wall mirrors, corkboards, paneling, etc. are prohibited on the walls.
- Only removable shelf paper should be used in cabinets.
- Tub decals are prohibited.
- Removal of window blinds is prohibited.
- Awnings, signs, window tinting or screen doors are prohibited.
- Alterations to fences, patios or balconies are prohibited.
- Lattice is prohibited.

Barbecues and Grills

Individual portable barbecues grills are not permitted, however barbecuing is allowed at the grills provided in the community clubhouse areas. Residents should clean up after themselves.

Car Washing

Car washing by residents is allowed only in the designated car wash area. Playing of loud music while washing or detailing vehicles is prohibited. Music must be kept at a low listening level.

Commercial Businesses

Commercial businesses are prohibited in the community.

Community Center Rules

The following rules shall apply to use of the community center and grounds whether during regular and after business hours.

- Use of the community center and swimming pool is for residents and guests only.
- Residents are allowed two guests.
- Residents are responsible for the conduct of their guests and shall accompany their guests at all times. Guests shall comply with the same rules that govern the Resident.
- Residents shall be liable for the value of all community center property damaged or removed by them or by their guests.
- Loud or offensive language is not permitted within the community center.
- Any misconduct of a Resident or guest should be reported immediately to the Staff.
- Arrangements must be made with the Community Management Office for Resident functions, parties and any special consideration must have the written approval of the Community Manager.
- Wet swimming suits are not permitted in the community center except for the adjoining outside deck area. Going shirtless or barefooted in the community center is not permitted.
- No pets or animals are permitted in the community center.

Community Swimming Pool Rules

Pool use is for residents and guests only.

- Lifeguards are not provided. Swim at your own risk. In case of emergency, dial 911. For your safety do not swim alone.
- Residents are allowed two guests.
- Residents shall accompany their guests at all times.
- Residents are responsible for the conduct of their guests. Guests shall comply with the same rules that govern the Resident.
- Pool hours designated by Management and will be posted at the pool.
- No diving. Diving may result in injury or death.
- No running or horseplay in the pool area.
- No glass of any kind is allowed in the pool area.
- No jumping into pool from balconies or patios.
- No food or beverages will be consumed within five feet of the pool.
- No pets or animals are allowed in the pool area.
- Individual music should be kept to a low volume and in good taste.
- Loud or offensive language is not permitted in the pool area.
- No cut offs will be worn in the swimming pool facilities.
- Anyone with a communicable disease capable of infecting others is prohibited from swimming in the pool.
- Balfour Beatty Communities will not be responsible for articles missing from the pool areas.
- Keep gates closed at all times.

Balfour Beatty Communities reserves the right to deny use of the pool area to anyone for reasons of safety or rule violations.

Children

Our community policies do not allow parents or guardians to leave children under the age of 12 without adult supervision

Door-To-Door Soliciting

Door-to-door solicitation is prohibited. Residents should notify the Community Management Office when peddlers or uninvited salespeople are encountered during business hours. After business hours, residents should notify the Military Police.

Gasoline Storage

Gasoline storage is not permitted in the Premises, patios, balconies, and/or common areas.

Heaters

Kerosene heaters or other heaters using combustible materials or fluids and open coil heaters are prohibited.

Hot Tubs/Whirlpools/Spas

Hot tubs, whirlpools and spas are prohibited.

Illegal or Unauthorized Activity

All residents and their guests are prohibited by the Lease in engaging in illegal activities.

Landscaping

Balfour Beatty Communities will maintain common areas to the best possible community standards. Lawn maintenance and associated landscaping will be completed on all common areas. Mowing will be performed to ensure all grass surfaces are maintained to reflect a clean, consistent contour throughout the community.

Packages

It is our pleasure to accept your packages from UPS or other official carriers under the following conditions:

- A signed package release form is in your file.
- Management will not be responsible for COD packages, packages delivered in damaged condition, or perishable items left in the office.
- Packages will be released during normal business hours.
- Packages will be released to the person whom they are addressed to and with the proper identification.
- You will be required to sign a Package Log when you pick up your package.

Parking

Motor vehicles or motorcycles must be parked in authorized or designated parking areas only. At no time will motor vehicles be allowed to be parked or driven on the grass, curb, or fire zone. Any violation of this policy may/will result in the vehicle being towed at the Resident's expense.

Motorcycles, mopeds or any type of motorized equipment may not be stored or worked on inside the Premises.

Vehicle repairs of any nature including oil changes to your automobile, motorcycle, etc are prohibited in the community. The Auto Craft Shop is located in Building 199 and may be utilized to perform these tasks.

Parking for boats, trailers, recreational vehicles, pop-up campers, camper shells, and utility trailers is prohibited in the community.

Vehicles and motorcycles must be registered with the Community Management Office and display a current Fort Stewart decal. Inoperable, unlicensed, or abandoned vehicles will be towed away at the Resident's expense. At no time will vehicles be permitted to be on jacks.

Pets

Pets with restrictions are allowed with written approval from the Community Manager. Two (2) domestic pets are allowed per Resident. Dogs and cats are permitted in the home provided they do not become a nuisance to the community or the Community Management Team.

Residents are responsible to pick-up animal waste as appropriate. All pets are required to be registered at the Fort Stewart Veterinary Services within 5 days of arrival or after taking ownership of the animal.

Pet owners have full responsibility and liability for the conduct of their pets. This includes full restitution for any damages to Premises, lawns, etc., or hospital bills/veterinary bills incurred as a result of injuries inflicted.

Owners of pets are encouraged to maintain additional liability insurance in the event that their animal bites another person or animal.

Control of Pets

Pets will not be permitted to run loose. A Letter of Caution may be issued or the privilege of having a pet may be revoked if a Resident or guest routinely violates the leash law. When pets are outdoors, they will be leashed at all times and under the control of the owner. Pets will not be chained outdoors and left unattended at any time.

Prohibited Animals

The following breeds are not permitted: Akita, Chow, Doberman, Pit Bull, Rotweiller, American Staffordshire Terriers, English Staffordshire Bull Terriers, wolf hybrids or any other breed with dominant traits geared toward aggression.

Breeding or raising animals in the complex is prohibited.

Farm, exotic and wild animals are not allowed in the complex. These animals include all animals normally used as work animals and those kept for the production of food, or opossums, raccoons, and any other species of animal not usually considered to be domestic.

Animal Bites

A Letter of Caution may be issued or the privilege of having a pet may be revoked as a result of a pet biting a person or another animal.

Plumbing Fixtures/Equipment

Lavatories, sinks, toilets, and all plumbing apparatus will be used for the purpose for which they are constructed. Feminine hygiene products and other foreign substances will not be thrown in such plumbing apparatus. Any damage to such apparatus and the cost of cleaning and/or repairing plumbing resulting from misuse will be paid by the Resident.

Satellite Systems (TV)

Satellite Dish systems are only permitted with the written approval of Community Management.

Sidewalks, Driveways, Parking, Yards, Porches, Patios & Balconies

To preserve a crisp, clean appearance in your community:

Bikes, when not in use, should be secured in the provided designated bike racks, or inside the Premises.

Patio furniture properly maintained and in good taste may remain on the patio/balcony.

Couches, chairs or other furniture not built or intended for outdoor use is prohibited.

Storage on patios, balconies, or in common breezeways is prohibited.

Failure to comply with these provisions may result in the termination of the Lease (Lease).

Smoke Detectors

Smoke detectors have been provided to comply with local safety ordinances and should not be deactivated or removed. Any questions about operation or performance can be directed to the Community Management Office. Residents agree to immediately report a malfunctioning device to the Facilities Maintenance Office.

Speed Limit

The speed limit is 15 MPH. If pedestrians or children are in or around the street or poor weather conditions exist, 15 MPH may be too fast and you are expected to drive accordingly. ***STRICTLY ENFORCED. DO NOT SPEED.***

Trash

All trash and garbage will be placed in containers in locations designated/provided by Balfour Beatty Communities. Residents agree that trash will be deposited directly into the trash receptacles and not left in the units or in common areas, hallways, or similar places. Balfour Beatty Communities reserves the right to impose reasonable fees/charges for the violation of this provision as well as any littering by Residents. Cigarette butts are not to be thrown on the ground in parking lot areas, breezeways, or from patios and balconies.

Weapons Policy

Residents residing in the Premises may possess and store privately owned weapons, which include firearms, crossbows, and BB and pellet guns.

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All privately owned permitted weapons must be registered with the Provost Marshal's Office prior to moving in or within three (3) days after obtaining the weapon. All Post and local laws regarding firearms must be met at all times.

All firearms should be kept in an unloaded condition. All firearms and other potentially dangerous weapons must be locked and stored out of children's reach and access.

Violations of the Weapons Policy may be grounds for termination of the Lease.

Window Covering

All blinds that have been provided must remain in place.

Phone Numbers

Fort Stewart Military Police:	
Emergency	911
Non-emergency	767-2822
Fire Department:	
Emergency	911
Non-emergency	876-4143
Poison Control Center	1-800-282-5846
Fort Stewart Veterinary Services	767-2842
Community Management Office	408-2501
Maintenance/Work Order Office	408-2501
Winn Army Community Hospital	435-6633
Fort Stewart Ambulance	370-6161
Phone/ Internet Company:	
CentryTel	368-3300
Cable TV Company:	
CentryTel	368-3300
Fort Stewart Safety Office	767-7880
Red Cross	767-2197

NOTES