

# SaddleBrook Apartments

9000 Chapel Road  
Waco, TX 76712  
254.420.2567

## Community Policies

1. Radios, stereos and musical instruments should be muted so that they can only be heard inside the apartment. Loud parties will not be tolerated under any circumstance. Please turn car stereos down when entering the property.
2. Pets are allowed with a \$600.00 Pet Deposit per Dog (limit 2) and a \$300.00 Pet Deposit per Cat (limit 2). There is a non-refundable fee equal to ½ of the Pet Deposit. Limit of 2 pets per apartment.
3. Please help us to maintain a clean, uncluttered and respectable appearance at all times. Do not post any signs on your front door or windows. Do not cover windows with foil, plastic, stickers and etc. absolutely no alcohol bottles of any kind in the windows. Do not hang laundry or clotheslines over the railings, bushes or racks. This includes swimsuits, rugs, towels, mops etc.
4. Each resident is responsible for the area immediately in front of his or her door. We ask that you please be sure this area is kept clean. Please do not set anything outside your front door. Garbage found in front of your door or not disposed of in the proper place will be removed and will result in a \$35.00 charge per bag for removal.
5. The appropriate time to report maintenance repairs is during office hours. Messages may be left with the answering service for emergencies, such as fire, flood and gas leaks. There will be a \$50.00 charge for non-emergency calls made after hours.
6. Please help us maintain the care of the appliances in the apartment. Use only Dishwasher detergent for the dishwasher. Do not put rice, pasta lettuce, grease chicken fat, bones or rocks/gravel or peels of any kind, in the garbage disposal. **You will be charged a fee if these (or other items) are found in an inoperable garbage disposal.**
7. NO Cooking / BBQ Grills should be stored on patios or entry ways. Any grills found to be stored in these areas will be fined \$250.00. Cooking / BBQ Grills must not be used within 20 feet of any building.
8. All residents will be issued a gate code. Any unauthorized car parked in a designated resident's parking space will be towed at vehicle owner's expense. All visitors are to park in visitor parking only. Cars occupying more than one space, or illegally parked in fire lanes or in front of the gates and dumpsters, will be towed at vehicle owner's expense.
9. Backing into any parking spot that butts up to a window or bushes is prohibited. Fumes can seep into windows and can kill bushes and grass.  
**Washing or repairing vehicles is not to be done on the property at any time.**
10. No roller - skating, bicycle, tricycle or skateboarding is permitted anywhere on the property at any time. Bicycles, tricycles or other toys are not allowed to be chained in breezeways or left in common areas.
11. No excessive loitering, gathering in breezeways, playing in driveways, trees, bushes or other landscaped areas. Residents agree to be liable for any damage to shrubbery, seasonal plants, grass, trees or buildings caused by residents or resident's guest.
12. For everyone's safety, the speed limit on the property is **5 mph**, and speeding will not be tolerated.  
**Please do not exit through the entrance gate or enter through the exit gate.**
13. Children under the age of 14 are to have adult supervision while outside at all times. Do not play in front of neighbor's windows or doors.

- 14. Each apartment will be furnished with light bulbs and smoke detector batteries when resident takes possession. All replacements will be the responsibility of the resident during the time of residency and upon move-out.
- 15. We reserve the right to shut off water for repairs.
- 16. Management strongly recommends that you purchase Renter's Insurance to protect your personal belonging in case of fire, flood or other disaster.

**Consider these Community Policies as part of your Lease.  
Violation of these rules can result in eviction.**

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Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management

**Policy Revised  
May 8, 2012**