



**REDSTONE
COMMUNITIES, LLC**

Resident Handbook

RESIDENT HANDBOOK

Revised: April, 2016

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INTRODUCTION

RCI enables the Army to leverage Soldiers' BAH and government contributions to attract private capital and expertise to improve military family housing. The Department of the Army planned and implemented the program, policies and procedures for the transition to the selected private-sector partner.

1. RESPONSIBILITIES AND DUTIES

1.1 Landlord Responsibilities

Landlord agrees to maintain all electrical, plumbing, heating, ventilating, air conditioning, appliances and other facilities and common areas in good and safe working condition, subject to the covenants and duties undertaken by Resident(s) below. Landlord further agrees to comply with all applicable building and housing code requirements governing residential rental property in the State of Alabama.

1.2 Resident Responsibilities

Resident agrees to keep the Premises clean and safe; to use all electrical, plumbing, heating, ventilating, air conditioning, appliances and other facilities and common areas in a reasonable manner; to conduct himself and herself, and require guests and other invitees to conduct themselves, in a manner that will not disturb other residents' peaceful enjoyment or cause annoyance to other residents; to take care not to intentionally or negligently destroy, damage or remove any part of the Premises, nor permit any member of the Resident's family, any guest or other person to do so; to abide by all rules, responsibilities and regulations imposed by the Landlord; to comply with all applicable laws.

2. GENERAL INFORMATION

2.1 Conditions of Occupancy

The resident will use the premises solely as a single-family residence for the military sponsor and qualified family members. The use of the home for any other purpose, including shelter for any additional persons, except temporary guests residing in the home for more than 30 days, is prohibited without written consent of Redstone Family Housing.

2.2 Insurance

REDSTONE FAMILY HOUSING will provide renter's insurance to all residents. Current coverage is \$10,000.00 of personal property insurance and \$100,000.00 of personal liability insurance with a \$100 deductible. REDSTONE FAMILY HOUSING recommends that residents consider purchasing additional insurance to provide enhanced coverage for their personal property. The personal property portion of the renter's insurance only covers the depreciated value of items and not their replacement value. Residents will receive letters from the insurance company evidencing such coverage on a periodic basis.

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2.3 Landscaping

Standard landscaping maintenance services, including mowing, edging and leaf removal, will be provided by REDSTONE FAMILY HOUSING in the family housing common areas and un-fenced yards of all residences on a designated schedule in order to provide all residents a consistently appealing community.

Any fenced back yards must be fully accessible to receive landscape maintenance services, however, Residents will be responsible for turf mowing, trimming and clipping removal (if necessary) to REDSTONE FAMILY HOUSING specifications of all fenced back yards. In the event that a resident does not maintain their fenced back yard to REDSTONE FAMILY HOUSING standards, the resident will be charged for any lawn maintenance services performed in these areas to restore the yard to proper appealing conditions.

In order to conserve natural resources and contain utility costs, the frequency and duration of watering lawns and plantings by residents may be restricted. When watering restrictions are necessary, a schedule will be published in the Community Newsletter outlining the schedule for each housing area. All residents are required to adhere to the published schedule during times of watering restrictions.

2.4 Lease

Each resident will sign a Lease with Redstone Family Housing prior to moving in. In order for a spouse to sign the Lease, a “special power of attorney” is required since the Lease starts an allotment to REDSTONE FAMILY HOUSING in an amount equal to the service member’s BAH. All military residents must use the allotment process. Civilian residents will be required to pay by personal check or certified funds. Cash is not accepted.

2.5 Maintenance Requests

All maintenance requests must be routed to the designated neighborhood management office. Contact information for the neighborhood management offices is available on the back cover of this document, is located on the REDSTONE FAMILY HOUSING website or can be obtained from any REDSTONE FAMILY HOUSING office.

Residents have the option of telephoning in maintenance requests, coming into the neighborhood management office to personally make maintenance requests, or using an internet-accessible maintenance request form for all of their maintenance requests.

REDSTONE FAMILY HOUSING provides 24-hour emergency maintenance service. Emergency work orders take priority over all other work orders because they require immediate action. REDSTONE FAMILY HOUSING personnel will respond promptly, either by telephone or in person, to confirm the classification of emergency maintenance requests and establish priorities for addressing multiple emergencies. The following situations are examples of the classification of requests, but are not limited to these situations only.

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- Emergency Maintenance Requests:

An emergency is any conditions that may constitute an immediate threat to life, mission, security or property. These requests are responded to within thirty minutes and handled immediately.

Examples: loss of heating (when exterior temperature is below 50 degrees); loss of air conditioning (when exterior temperature is above 85 degrees); sewerage back-up; electrical hazards; inoperable exterior door lock; broken water line; flooding; Fire and natural gas leaks must be reported to 911 immediately and then reported to the management office.

* Other requests may be considered an emergency if the resident in the home has an approved medical exception form from EFMP Coordinator.

- Urgent Maintenance Requests:

Conditions that could become an emergency if not addressed or that impact critical living conditions as listed below. These requests will be responded to within four hours of the request during normal business hours and within eight hours outside of normal business hours.

Examples: range/oven failures that prevent resident from cooking; refrigerator failure that could result in food spoilage; water heater failure; inoperable toilet; broken window; garage door jammed or inoperable; light fixtures, switches, or receptacles not working.

- Routine Maintenance Requests:

Routine maintenance requests are those that do not meet the category of emergency or urgent.

* Residents must inform the person taking the maintenance request if there are any verifiable medical conditions that will be aggravated by conditions in the home related to the request.

Residents are encouraged to contact their respective Resident Relations Specialist or Executive Homes Director if there are any questions concerning any maintenance issues.

Residents are encouraged to complete and return Maintenance Rating Cards each time that maintenance is performed.

A false trip charge of \$20 will be incurred when a Maintenance Technician responds to the following situations:

- When access is denied to the home for scheduled AM/PM Routine Maintenance appointments.
- When an Emergency Maintenance Request is falsely reported.
- When access is denied to the home for scheduled Preventative Maintenance.

To avoid a false trip charge, contact your Resident Relations Specialists 2 hours prior to the AM or PM appointment. For example, if you have a PM appointment (1:00pm– 5:30pm), you will need to contact your Resident Relations Specialists by 10 am the same day. If you have an AM appointment (8:30am – 1:00pm), you will need to contact by 3:30pm the day prior to the appointment.

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2.6 Office Hours

Normally, management offices will operate from 8:00AM until 5:00 PM Monday through Friday. Temporary changes in office hours can be found on the REDSTONE FAMILY HOUSING website (www.redstonefamilyhousing.com), in community newsletters and will be posted on all management office doors.

After normal office hours, REDSTONE FAMILY HOUSING utilizes a professional maintenance call center, manned by maintenance-qualified operators that residents may call to place any maintenance request (including emergency needs) or leave messages for the office staff for the next business day. When the maintenance call center receives an emergency call, the operator will first verify that the resident has placed calls and spoken with appropriate emergency responders such as fire, police, or medical assistance. An emergency requiring maintenance response will generate an immediate contact by the operator with REDSTONE FAMILY HOUSING on-call resources to initiate emergency maintenance service.

2.7 Privacy Policy

No resident information will be released to third parties, unless requested in writing by the Resident, except for rental verification/history, credit-reporting purposes, or when required by law.

2.8 Rent/Basic Allowance for Housing

Each service member will receive BAH monthly, based on the rank and family status. At the time of move in, the service member must establish an allotment to REDSTONE FAMILY HOUSING with the Defense Finance and Accounting Service (DFAS). Proof of such action must be provided to REDSTONE FAMILY HOUSING at the time of lease signing, by submission of DD Form 5960 accompanied by a copy of the service member's assignment orders. If the service member is unable to establish an allotment due to DFAS or third party processing service limitations, the service member will be required to pay their monthly rent to the management office by check or money order by the first of each month.

Resident shall not be in default by reason of REDSTONE FAMILY HOUSING failure to receive a BAH payment due to an error or delay caused by the military, as long as the appropriate military authority provides written acknowledgement of this error or delay within 5 days of the payment date and the default is cured within 30 days, unless extended by REDSTONE FAMILY HOUSING upon the written request of the Army.

2.9 Transfer Policy

During the Original Term (as defined in the Lease), the Resident may apply to move to another home within the community. If the Resident would like to move prior to expiration of the Original Term, Resident may apply by completing an application and paying any fees required by Landlord, not to exceed the termination fee as outlined in the Lease. The Resident will be placed on a waiting list for the type of home they qualify for based on rank and number of dependents and will be offered a housing unit after all Priority 1 and 2 applicants. The Resident will sign a twelve (12) month lease in the new home.

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In the event of promotion or demotion, the Resident may request a move to the category of housing which is appropriate for his/her rank. If the request is during the Original Term, the Resident will be responsible for paying any fees required by the Landlord, not to exceed the termination fee as outlined in the Lease. The Resident will be placed on a waiting list for the type of home they qualify for and will be offered a housing unit after all Priority 1 and 2 applicants. The Resident will sign a twelve (12) month lease in the new home.

The fees paid by the Resident under this Section 2.9 will be charged in lieu of the termination fee as outlined in the Lease. If the Resident is requesting a move due to a change in the number of dependents that exceeds the local occupancy limits for the home, the Resident will not be charged any fee for the move to another home.

Landlord will deny a move request based on excessive (three or more) late payments, an outstanding current balance on their account, excessive (two or more) resident complaints or damages to the home. The current home will be inspected and all damages must be repaired or paid in full before the move request is granted.

If the Resident is approved for a move and offered a home, the Resident will have three (3) calendar days to complete the move, without paying double rent. The final walk-through inspection will be completed on the third day and keys will be turned in to the Resident Relation Specialist. If the third calendar day falls on a non-workday, the final walk-through inspection will be completed on the following workday.

3. MOVE-IN / MOVE-OUT RESPONSIBILITIES

3.1 Move-In Inspection

The resident and a Leasing Specialist will inspect the house together and complete a Move-In Report verifying the condition of the home upon move-in. They will note any damages to the house so that REDSTONE FAMILY HOUSING can perform any necessary repairs. If repairs are not practical, the Move-In Report will note the existing damage so that the new resident will not be held responsible for any pre-existing damage when they move-out. After a thorough inspection of the home, the resident shall provide written acceptance of the Premises "as is", except for those conditions noted on the Move-in Report any condition found that merits follow-up correction by REDSTONE FAMILY HOUSING after move-in must be noted on the Move-In Report.

3.2 Termination/Vacate Notice

REDSTONE FAMILY HOUSING requires a written 30-day notice of intent to vacate prior to vacating the home, including at the end of the lease term. Immediate permanent change of station (PCS) orders or discharge from active service will be an exception to this policy and the 30-day notice provision will be waived. **Residents are asked to provide PCS orders to the management office within 72 hours from the time they are received from the Army.** Residents can obtain the notice to vacate form from their designated neighborhood representative who can answer any questions regarding the move-out process.

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Residents are requested to visit the neighborhood management office to deliver their notice of intent to vacate in order to coordinate terminating the service member's BAH allotment, scheduling the move-out inspection and providing forwarding information.

3.3 Cleaning Requirements (Vacating Quarters)

The Resident is responsible for leaving the home with no damage (unless noted on the Move-In report), normal wear and tear accepted, in a broom-clean condition and free of any trash or personal items. Broom clean condition means that a home is clean throughout – all surfaces wiped down and all flooring has been swept or vacuumed prior to the move-out inspection. The following outlines the cleaning requirements by room:

MOVE OUT CLEANING PROCEDURE

It is the resident's obligation to leave their home clean and in good condition at the time of vacating, as stated in the rental agreement

GENERAL AREA

1. Blinds must be wiped down and free of dust.
2. Garage and patios should be swept out.
3. Garage and receptacles must be cleaned out and disinfected.
4. All trash and personal items must be removed from the home, surrounding grounds, and storage areas.
5. Carpet must be steamed cleaned and vacuumed; other flooring must be cleaned of all dirt.
6. Ceiling fans must be wiped down.
7. Windows must be cleaned.
8. Remove all screws and nails from walls (do not fill holes).

KITCHEN AREA

1. Range must be completely assembled; clean of all dirt, grease, food and carbonized particles and cleaning residue. Elements, oven racks, burners, burner rings, boiler pan, storage drawer and knobs must be clean.
2. Refrigerator must be wiped down inside and out. No food items should be left in the refrigerator or freezer.
3. All cabinets, drawers, shelves, cutting boards, and countertops must be wiped down and all shelf paper removed.
4. Sinks and faucets must be wiped down.
5. All items should be removed from dishwasher.

BATHROOM

1. Tile, tub and shower should be cleaned thoroughly down and free of mildew and mold.
2. Toilets and sinks should be wiped down and free of mildew and mold.
3. All cabinets including the medicine cabinet should be emptied.
4. Floors should be swept.
5. Linen closet must be emptied and shelf paper must be removed.
6. Mirrors must be cleaned and bulbs wiped down.

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Outside

1. If grass has been worn by pets, the yard must be seeded and strawed.
2. Porch and Patios must be clean and free of mud and oil spots and etc.
3. Yard must be clean of debris.
4. Repair and remove objects from around the fenced area.
5. Remove Satellite Dish.

Any work not completed by the resident will have to be completed by the maintenance staff or a contractor and will be charged back to the resident. A damage cost estimate sheet, outlining the standard costs to clean or repair homes left dirty or damaged beyond normal wear and tear is maintained in all REDSTONE FAMILY HOUSING management offices.

3.4 Normal Wear and Tear

Repairs to the home or repair or replacement of equipment provided by REDSTONE FAMILY HOUSING due to normal wear and tear will be at REDSTONE FAMILY HOUSING expense. The cost of repairs or replacements, resulting from damage in excess of normal wear and tear, will be the responsibility of the resident. A damage cost sheet can be obtained from the community management office.

3.5 Move-Out Inspection

Within seven days of submitting a notice to vacate, the resident must contact the management office and schedule a date to have the move-out inspection performed. Residents are encouraged to accompany the REDSTONE FAMILY HOUSING representative during the inspection. Redstone Family Housing will issue the ledger that the resident needs to bring to the Army Housing for out-processing.

4. CARE OF HOMES

4.1 Alterations to Landscaping

Residents must obtain written permission from REDSTONE FAMILY HOUSING prior to starting any alteration or modification to the grounds around their home. This includes, but is not limited to modifications to the landscaping, patios and walkways, fencing, or installing shrubbery, or flowers. All non-standard garden areas installed by Resident must be returned to their original condition prior to termination of occupancy. This includes the installation of sod in all areas that have been altered. Any new sod must be of the same variety and species as the surrounding area. MWR offers vegetable garden plots located at Vincent Street. MWR can be contacted at 256-830-9175.

4.2 Exterior Condition/Appearance

While REDSTONE FAMILY HOUSING will be responsible for all exterior repairs and maintenance, residents are responsible for maintaining the overall appearance of the areas around their homes, including:

- Driveways and sidewalks will be free of oil stains marks and writing.

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- Play equipment will be placed behind the home so as not to be visible from the front of the home.
- Trees and utility poles will not be used to install dog runs, signs, basketball goals and similar items.
- All toys, lawn equipment and similar items must be stored out of sight when not in use.
- No holes will be made on the exterior surface of the home, including brick/stucco walls, siding or over-hang. Nothing will be fastened to the exterior of the home, including signs, bicycle racks or hooks, plant holders or hooks, hose racks, antennas, satellite dish antenna, basketball goals, dog runs, and similar items. Flag holders are allowed to be installed in mortar of brick houses. Flag holders will not be allowed on vinyl houses.
- Trash or debris will not be allowed to accumulate or be stored in a visible location of the homes. Construction materials for self-help projects must be neatly stored in an unobtrusive location. No self-help projects are permitted that physically alters the exterior or interior structure of a home.
- The use of any extension cords must meet current post fire safety codes and UL listings.
- Exterior painting of quarters is not authorized.
- Dog houses must be within an area enclosed by a REDSTONE FAMILY HOUSING-approved fence and must not be visible from the front of the home.

4.3 Fences

Residents desiring to install fences must obtain written approval from REDSTONE FAMILY HOUSING, in advance, and all fences must be of the type approved by REDSTONE FAMILY HOUSING and installed in a location approved by REDSTONE FAMILY HOUSING. The resident will maintain all resident-installed fencing. Residents are not allowed to paint, attach, or alter fencing in anyway, without written authorization by REDSTONE FAMILY HOUSING. Residents are required to properly maintain backyard fencing.

4.4 Interior Maintenance

Broken or unserviceable housing components, structural damage, water leaks, cracked walls, and other maintenance work must be immediately reported as directed by Section 5.8 of this guide.

Written permission must be received from REDSTONE FAMILY HOUSING prior to starting any alteration or modification to the home, including but not limited to modifications to electrical, plumbing, lighting, telephone and cable systems. Should painting, wallpapering, stenciling or other changes to wall surfaces be approved, the wall must be returned to the original condition prior to move-out.

Nail hangers or screws may be used to mount pictures and curtain rods. DO NOT use the adhesive hangers, since they may damage the sheetrock or plaster on the walls.

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4.5 Maintenance and Repair

Resident shall promptly request any repairs to be made to the dwelling or its, fixtures, security devices or other equipment that belong to REDSTONE FAMILY HOUSING and are necessary to maintain such in proper condition. REDSTONE FAMILY HOUSING agrees to keep common areas clean, to keep lawns mowed, trimmed, and edged during the growing season (fenced back yards excluded), to provide pest control services as needed, to maintain fixtures, furnaces, water heaters, and appliances in good and safe working condition, and to make all reasonable repairs (subject to Resident's obligation to pay for damages for which Resident is liable). Although REDSTONE FAMILY HOUSING agrees to comply with the above requirements, failure to do so will not be grounds for Resident's termination of the Agreement unless Resident has given REDSTONE FAMILY HOUSING written notice of the defective condition and REDSTONE FAMILY HOUSING has failed to remedy the condition within 21 days. Resident may not terminate the Agreement if Resident, a member of Resident's family or some other persons on the Premises with Resident's consent intentionally or negligently causes the defective condition. Such defective conditions will be repaired at Resident's expense.

4.6 Pest Control

Resident agrees to cooperate with REDSTONE FAMILY HOUSING' pest control program. This includes, among other things, resident's maintaining the home in a clean and sanitary condition at all times, as well as emptying and cleaning cabinets, drawers and closets, pulling furniture away from walls and allowing exterminators to enter and treat the home. Resident shall immediately notify REDSTONE FAMILY HOUSING of the presence of pests or vermin in the home or common areas. Residential pest control is regulated by the installation's environmental office and will be undertaken only on an "as needed" basis.

4.7 Plumbing

The equipment in the bathrooms and kitchens shall not be used for any purposes other than those for which they were constructed. No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances shall be disposed of in toilets. Do not place metal, string, grease, coffee grounds, nutshells, glass, olive or fruit pits, potato peels, corncocks, paper, wire, bones or non-food substances in the garbage disposal. Resident shall be held responsible for any repairs or damage resulting from the misuse of such equipment and shall reimburse REDSTONE FAMILY HOUSING for any necessary expenses incurred in the repair of such equipment. Portable washers or dryers are prohibited, unless approved in advance, in writing, by REDSTONE FAMILY HOUSING.

4.8 Maintenance Request Procedures

Residents have the option of calling in maintenance requests, coming into the neighborhood housing office to hand-deliver requests or using an on-line maintenance request form for all of their maintenance requests. The work request information will be entered into the maintenance service computer and a printed request will be issued. At the time the maintenance request is made, REDSTONE FAMILY HOUSING will ask for permission to enter the resident's home without the resident being present. Residents may grant permission for maintenance technicians to access the home for the purpose of completing the maintenance request while family members are not home. If permission to enter is received, REDSTONE FAMILY HOUSING personnel will strive to handle all maintenance requests

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within the timeframe listed in section 3.5 of this Guide. When responding to a maintenance request with permission to enter, REDSTONE FAMILY HOUSING personnel will also ring the doorbell, knock on the door and wait an appropriate amount of time prior to entering the home.

For your convenience, Residents are not required to be home during maintenance requests. By calling in the maintenance request, we will contact the maintenance technician to perform the work within the appropriate time frame assigned to the maintenance request. If you would like to be home, you are able to request an AM or PM appointment. AM appointments are from 8:30am to 1:00pm and PM appointments are from 1:00pm to 5:30pm.

Uniformed maintenance technicians will hang a notice on the front door knob when they are in a home and will leave a notification slip behind after they have completed work in the home.

4.9 Smoke/Carbon Monoxide Detectors and Door Locks

Resident, occupants and visitors present with Resident's consent shall not disable, disconnect or remove batteries from smoke detectors. Resident shall replace smoke detector batteries and immediately report any malfunctions to their Neighborhood Office. Replacement batteries can be obtained, at no cost, from the neighborhood management offices. Resident will be responsible for any loss or damage from fire, smoke, or water if that condition arises from the Resident disconnecting, damaging, failing to replace a battery or failing to report malfunctions to their neighborhood management office.

REDSTONE FAMILY HOUSING has provided locks, carbon monoxide detectors (when natural gas is provided to the home) and smoke detectors. The resident agrees that they are safe and acceptable, subject to REDSTONE FAMILY HOUSING's duty to make needed repairs of them upon written request of Resident. Any additional locks or smoke detectors desired by Resident may be installed at Resident's expense only after prior written approval from REDSTONE FAMILY HOUSING. When installed, any such additional items shall become the property of REDSTONE FAMILY HOUSING.

In units that have over-the-range fire suppression systems installed, the resident agrees to immediately report any malfunctions or discharges to their neighborhood management office. All such fire suppression systems are provided as a convenience and are in no way intended to provide any level of safety to person or property. Residents must never leave any items on the stove or in the oven unattended. As homes containing these fire suppression systems are renovated these fire suppression systems may be removed. They will not be installed in the new homes.

4.10 Window Coverings

No aluminum foil, sheets, blankets or any other type of unsightly coverings shall be used over the windows to darken rooms.

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5. SAFETY GUIDELINES

5.1 Barbeque Grills

The use of gas-fired and charcoal barbecue grills inside garages, on decks, balconies, covered parking areas or patios and under any building overhang is strictly prohibited. All grills must be used a minimum of twenty (20) feet from any building structure or combustible source. 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.

5.2 Care of Children

Regardless of the age of the child/youth, parents must be responsible for their children/youth and teens at all times.

Any children under the age of 11 will not be left unattended by parents or guardians. This includes allowing a child to remain unattended in a yard or playground while the parent, guardian, baby sitter or responsible person is absent from the premises, or such child is out of sight of the responsible person. Children under the age of 11 must be under direct supervision of a legal guardian or baby-sitter or enrolled in a Youth Services/School Age Services, or Child Development Services Program.

Baby-sitters must be at least 13 years of age.

Older children, ages 12 through 18, have varying levels of maturity and/or special needs. Those who are not receiving adequate supervision will be considered on a case-by-case basis for possible neglect.

5.3 Fire Prevention

All fires must be immediately reported to the Fire and Emergency Services by calling 911, regardless of the size or nature of the fire, including those extinguished without Fire and Emergency Services assistance. Additionally, REDSTONE FAMILY HOUSING must be notified by telephone (256-430-1517) as soon as possible.

5.4 Firewood

Residents with fireplaces are permitted to cut and remove wood from the designated areas on-post. For information, contact the Environmental Management Division. Additionally, residents with fireplaces are responsible for calling in a service order to have chimneys cleaned and inspected prior to use on an annual basis. Firewood may not be stored in the home and must be stored a minimum of 22 feet from any buildings in order to protect homes from termite infestation.

5.5 Portable Fire pits

Portable fire pits will not be permitted.

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5.6 Ingress and Egress

Entrances, hallways, walks and lawns and other common areas shall not be obstructed or used for any purpose other than ingress and egress. If it is necessary to temporarily block any ingress or egress areas, residents must obtain written permission from REDSTONE FAMILY HOUSING a minimum of 48 hours in advance.

5.7 Lock Changing

No locks shall be changed or added in any way, to any door except with the prior written consent of REDSTONE FAMILY HOUSING. There shall be a charge of \$50.00 per door to replace the lock set if the Resident fails to return keys upon vacating the residence. If you need a copy of your key, please come to the office to obtain a copy for \$25.00.

5.8 Security Devices

If Resident installs additional security devices, REDSTONE FAMILY HOUSING shall be given keys, codes and other applicable information regarding the operation of the device immediately upon installation. Any and all security devices installed by Resident must comply with all applicable federal, state, municipal or other governmental agency, law, code, regulation, ordinance or statute. Resident agrees to hold REDSTONE FAMILY HOUSING harmless from action arising from the use or malfunction of any security device installed by Resident.

Police DO NOT respond to alarms from privately installed security devices.

5.9 Security Guidelines

Resident agrees to follow the installation's Security Guidelines. Resident understands that additional protective actions implemented by REDSTONE FAMILY HOUSING, if any, are neither a guarantee nor warranty that there will be no criminal activity. Resident agrees that personal safety and security is the responsibility of the Resident.

6. UTILITIES

6.1 Utilities Provided

REDSTONE FAMILY HOUSING will pay for only those utilities listed in the Lease, IN NO EVENT WILL THESE UTILITIES INCLUDE TELEPHONE, or CABLE TELEVISION or INTERNET SERVICE.

6.2 Utility Malfunctions

Residents will be provided reasonable advance notice, whenever possible, if the utilities provided by REDSTONE FAMILY HOUSING are scheduled to be temporarily interrupted, for any reason. Any inconvenience or damage caused by unexpected utility interruptions is the responsibility of the utility provider.

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6.3 Telephone and Cable Television and Internet Service

Telephone, cable television and internet service are provided by one or more independent contractors. Residents are advised to contact the REDSTONE FAMILY HOUSING Management Office for information on service providers. If REDSTONE FAMILY HOUSING enters into an exclusive agreement for telephone, cable television or internet service, newly arriving Residents will be required to use the exclusive provider within the terms of the exclusive contract.

7. PROPERTY POLICIES

Family Housing at Redstone Family Housing is provided as a privilege to military members and their families. REDSTONE FAMILY HOUSING is not obligated to provide housing to any service member. Occupancy may be terminated, with the concurrence of the Garrison Commander, if the privilege is abused.

7.1 Access to Homes

When practical, REDSTONE FAMILY HOUSING agrees to enter the unit only during reasonable hours, to provide reasonable advance notice of intent to enter the unit and to enter the unit only after receiving the Resident's consent, except in the case of an emergency that threatens life or property, or when the situation makes such notices impossible.

7.2 Animal Control

Stray animal control is provided by the installation. The telephone number for animal control can be obtained from the neighborhood management office. (Game Warden – Phone: 842-2463).

7.3 Rubbish/Refuse

Trash containers will be provided to each residence. Refuse will be picked up once per week, on assigned days. Additionally, bulk item pick-up dates will be scheduled and the residents will be notified of these dates in advance and publicized in the newsletter. The current refuse pick-up schedule, including changes due to holidays, will be published on the REDSTONE FAMILY HOUSING website, in the community newsletter or can be obtained from the neighborhood management office. Trash cans must be stored on the side of the home, preferably garage side.

Trash containers must be covered and stored in the designated location, or an area outside of public view. Containers may be put out for pick-up no earlier than 1800 on the evening prior to the scheduled pick-up day and must be removed from the curb and returned to the storage area after pick-up, no later than 1800 the day of service. Bulk items will not be stored outside the home or at the curb except the evening prior to the scheduled pick-up day.

7.4 Automobile/Motorcycles/Boats/Other Motor Vehicles

Inoperable or unsightly cars, motorcycles and other motor vehicles (such as cars with flat tires, broken windows, etc.) will not be permitted in or around the premises. Any vehicles that are improperly

RESIDENT HANDBOOK

parked, inoperable, have expired license plates, expired inspection stickers or are unlicensed may be towed away at the vehicle owner's expense. The Provost Marshal's Office will be notified of any vehicles in violation of installation policy and will authorize the towing of the vehicle at the owner's expense. Resident agrees to abide by parking regulations, and to require guests to abide by all parking regulations. Do not repair your vehicle on the property, including oil changes. Do not empty vehicle trash, including ashtrays, onto the ground or in parking lots.

Travel trailers, motor coaches, cargo trailers, camper bodies, camper trailers, commercial vehicles, tractor trailers, boats, personal watercraft, boat/pwc trailers, and horse/livestock trailers may not be permanently parked, or stored on the street, driveways, yards or parking lots in any housing area. Recreational vehicles may only be parked in the housing area for the purpose of loading and unloading. In no event shall recreational vehicles be parked in housing areas for more than 24 hours without REDSTONE FAMILY HOUSING approval. Redstone Arsenal maintains a recreational vehicle storage lot for recreational vehicles and equipment. Arrangements for storage are to be coordinated with the operators of the vehicle storage lot.

7.5 Basketball Backboards/Soccer and Hockey Goals

Only portable basketball backboards, hockey and soccer goals and other recreation equipment are authorized in the family housing areas.

Basketball backboards will not be attached to any housing structures such as homes, garages, utility poles, fences or trees; nor will backboards be affixed to permanent or semi-permanent freestanding poles. Portable units must be used in approved areas, areas that are safe, that do not threaten to damage houses, ancillary structures or grounds, and that do not create a nuisance or affect the quiet enjoyment of neighbors. Basketball backboards cannot be used in the street or sidewalks at any time.

All recreation equipment, including basketball, hockey and soccer goals and related equipment, must be returned to a proper storage area after use. No court markings are to be painted on to the ground or playing surface. The portable basketball goal and all associated equipment must be maintained in good condition at all times.

Residents are encouraged to use the basketball courts and playing fields that are provided throughout the housing areas and in the community recreation centers.

7.6 Changes in Resident Status

If, at any time after entering into tenancy, the Resident dies, is discharged from military service, or has a change in dependent or marital status, the lease shall be terminated in accordance with the terms listed below.

If the Resident dies, eligible dependents may continue to occupy the home for up to 180 days, subject to the surviving spouse or guardian executing a Temporary Occupancy Agreement (TOA), agreeing to pay rent and be responsible for all of the terms and conditions contained in the Agreement. The surviving spouse or guardian may terminate the TOA at any time during the term of the Agreement by giving five (5) days written notice. The Resident is required to provide immediate notice of any such change in eligibility status.

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If the Resident is discharged from military service, the resident and eligible dependents may continue to occupy the unit for up to thirty (30) days subject to the execution of a Temporary Occupancy Agreement (TOA), agreeing to pay rent and be responsible for all of the terms and conditions contained in the Agreement. The Resident is required to provide immediate notice of any such change in eligibility status.

If the Resident's dependent or marital status changes, Resident is required to immediately notify REDSTONE FAMILY HOUSING of any such change in eligibility status. If Resident becomes ineligible for family housing, the resident and eligible dependents may continue to occupy the home for up to thirty (30) days. The Resident is required to provide immediate notice of any such change in eligibility status.

A request for additional occupants must be requested in writing to the REDSTONE FAMILY HOUSING. A background check will be conducted prior to approval of such guest/occupant.

If Resident does not immediately notify REDSTONE FAMILY HOUSING of any change in eligibility status, Resident is liable for paying the market rate rent for a comparable off-post unit, calculated from the time the Resident became ineligible until such time as the unit is vacated. Market studies detailing the current market rents are maintained in the REDSTONE FAMILY HOUSING Welcome Office.

7.7 Dispute Resolution

1. Residents should bring requests or concerns regarding their housing or the housing assignment process to the attention of the local management office.
2. If the resident feels that the issue has not been adequately resolved by the Community Director, the Community Director will immediately elevate the issue to the Assistant Director of Operations.
3. If the resident feels that the issue has not been adequately resolved by the Assistant Director of Operations, the Assistant Director of Operations will immediately contact the Chief of Housing. Residents may request a meeting with the Assistant Director of Operations and Chief of Housing in order to personally present their request or concern.
4. If the resident feels that the issue has not been adequately resolved by the Assistant Director of Operations and Chief of Housing, the issue will be elevated to the Vice President of Military Operations at Hunt Companies.
5. A Dispute Resolution Committee* may be needed for final resolution.

Acceptable Timeline between responses will be 24 hours. Each level will have 24 hours to respond before it is escalated to the next level.

For emergency situations, such as floods, fire or other disasters, a response to the dispute will be communicated within 12 hours before escalation occurs.

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7.8 Deliveries

Commercial deliveries will not be accepted for residents by REDSTONE FAMILY HOUSING representatives at the neighborhood management office. All packages must be delivered to your home or post office box. **REDSTONE FAMILY HOUSING is not responsible for packages.**

7.9 Eviction/Involuntary Termination of Agreement

The REDSTONE FAMILY HOUSING will be the approving authority on all involuntary terminations for misconduct or violations of resident handbook requirements by military members, family members and guests.

Except in situations involving manifest danger or threats to the health and safety of residents or their guests, acts of misconduct or violations of Resident Handbook requirements will result in a written notice to the military member from the REDSTONE FAMILY HOUSING staff. The notice will detail the misconduct or violation, the corrective action is required, the timeframe for the corrective action, and what action will be taken if further violations occur. However, in cases or where a pattern of misconduct occurs that (i) adversely affect or threaten to affect the health or safety of other tenants and/or property in the community, (ii) results in significant damage to the housing unit or units, or (iii) substantially interferes with the right to quiet enjoyment of other residents of the community, REDSTONE FAMILY HOUSING may initiate termination of the Agreement and eviction of the resident in accordance with Alabama landlord/tenant laws.

If a Service Member is barred from the installation by the Command, the lease will be terminated. The remaining dependents must vacate the home within thirty (30) days of the date barred, and be responsible for all rental payments, damages and termination fees as outlined in the lease.

If a dependent of a Service Member is barred from the installation by the Command, the lease will not terminate and the Service Member and remaining dependents may continue to occupy the home. If the Service Member chooses to vacate the home because a dependent is barred, the Service Member is required to give a thirty (30) notice (from the date barred), and be responsible for all rental payments, damages and termination fees outlined in the lease.

In the case of a dual military lease, the situation will be held as the dependent is barred, outlined above. In the case that the senior Service Member is barred, the remaining Service Member will be given thirty (30) day notice to relocate to appropriate ranked housing. There will be no termination fee if the Service Member transfers to another on-post home. The move will be at the cost of the Service Member.

7.10 Exception to Policy

In some cases military families may need an exception to policy granting them a higher position on the waiting list due to a medical or financial need. REDSTONE FAMILY HOUSING has agreed to cooperate to the greatest extent possible with Garrison Commander approved exceptions to policy, and make any necessary adjustments to the waiting list and/or housing assignments in accordance with the exception guidelines that are approved.

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- Requests for an Exception to Policy should be placed by the Service Member placing a written Exception to Policy Request.
- The request will be made at the Welcome Center with a Redstone Family Housing Representative. If the request is brought to another party other than a Redstone Family Housing Representative, the party will refer the Service Member to the Welcome Center and will meet with a Redstone Family Housing Representative.
- The Redstone Family Housing Representative will complete the Exception to Policy Request form and forward to the Investment Manager.
- The Investment Manager will review and forward to the RCI Asset Manager.
- Once both parties have made a decision on the exception, the Service Member will be contacted.

7.11 Extended Absence

Residents will notify the appropriate neighborhood management office whenever their home will be unoccupied for a period of 5 days or more (e.g., vacations, TDY, etc.). Residents can coordinate plant watering and feeding of fish with their Resident Relations Specialist or Executive Homes Director should they need it.

7.12 Emergency Access

In the event of an emergency, death or illness involving a resident, REDSTONE FAMILY HOUSING will not give the resident's key, allow access to persons not listed as additional residents on the Occupancy Agreement or release the resident's possessions unless REDSTONE FAMILY HOUSING receives written authorization from the resident or from a duly authorized, legally designated representative (i.e. valid Power of Attorney), unless directed otherwise by a court of competent jurisdiction.

7.13 Energy Conservation

Energy conservation is practiced to include turning off all exterior lights during daylight hours and closing storm windows completely during the heating and air conditioning season. Additionally, turning off lights in rooms that are not in use is encouraged.

7.14 Failure to Repair

Where REDSTONE FAMILY HOUSING has a duty to repair or remedy a condition that materially affects the physical health or safety of a resident, the resident may not terminate the Occupancy Agreement, withhold rent, offset rent against needed repairs, or pursue judicial remedies unless all of the following procedures have been followed: (i) the resident has given REDSTONE FAMILY HOUSING prior written notice to repair or remedy a condition which materially affects the physical health or safety of an ordinary resident; (ii) REDSTONE FAMILY HOUSING has had a reasonable time to repair or remedy the condition, considering the nature of the problem and the reasonable availability of materials, labor and utilities from the utility provider; (iii) REDSTONE FAMILY HOUSING has not made a diligent effort to

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repair or remedy the condition; (iv) resident has given subsequent written notice to REDSTONE FAMILY HOUSING stating that the resident intends to terminate the Occupancy Agreement, complete the repair and deduct charges from rent, or pursue judicial remedies in the event the condition is not repaired or remedied; and (v) the resident is not delinquent in the payment of rent when both of the notices were given.

7.15 Family Child Care in the Home

In accordance with AR 608-10, housing can be used as an authorized Family Child Care (FCC) home. Residents must contact the local Child & Youth Services Office in order to apply for FCC certification and approval. Only those residents who have successfully completed the FCC requirements are eligible to function as a Family Child Care Home in REDSTONE FAMILY HOUSING. Residents providing FCC in their homes agree to hold harmless REDSTONE FAMILY HOUSING against action arising from the use of their home as a FCC facility. The cost of adding any equipment or service required to use the home as a FCC facility is the responsibility of the resident. Any equipment to the facility must be removed prior to termination and placement area of equipment restored back to original condition.

Department of Defense and Army regulations and REDSTONE FAMILY HOUSING policy require individuals who provide childcare in their home for more than 10 childcare hours per week on a regular basis to become a certified Family Child Care (FCC) provider.

7.16 Guests and Visitors

Residents are allowed to have non-immediate family and unrelated guests in their homes for up to 30 days unless a longer stay is approved by the Community Director. Any guests staying longer than 14 days must have all required approvals from REDSTONE FAMILY HOUSING, have written permission from REDSTONE FAMILY HOUSING and must be registered, in advance, with the neighborhood management office.

7.17 Holiday Decorations/Outside Lighting

Outside lighting must be Underwriters Laboratories (UL) approved and factory listed for outside use. Running electric cords through windows and doors, or across heating ducts or vent systems is prohibited, as this causes a fire safety hazard. All exterior lighting must be Ground Fault Interrupter "GFI" protected. Residents are reminded that homes have limited amp circuits and care must be taken to prevent overloading.

Holiday decorations and outside lighting are prohibited from being placed higher than the edge of the roof gutter. The use of staples, nails, screws, or other mechanical fasteners to attach decorations or lighting to the homes and associated structures is prohibited. Plastic clip-on hooks may be commercially obtained and used to attach decorative lighting, garlands etc. Attachment of anything to vinyl siding is prohibited. Additionally, electrical decorations must be unplugged when Residents are away from the home.

Christmas lighting may not be erected before Thanksgiving and must be removed no later than January 10th. Outside decorative lights are to be turned off no later than midnight, except on Christmas Eve and

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New Year's Eve, when they are allowed to remain on overnight. Outside lights are not authorized during daylight hours.

Decorative lighting for other occasions such as Halloween is authorized but cannot be put up earlier than one month prior to the occasion and must be removed no later than one week after the occasion. All Decorative lighting must be UL approved for either indoor or outdoor use.

All live Christmas trees must be kept watered to reduce the fire hazard. If the pine needles begin to fall off or if branches break when bent, the tree must be removed from the residence. Use extreme care while decorating live trees and use UL approved lights that are not frayed nor have missing lights that may cause a fire. There will be a designated time for yearly tree removal that will be communicated in our newsletter and website.

7.18 Home Business

Private businesses may not be operated from the homes provided to military families without REDSTONE FAMILY HOUSING approval. See Section 8.15 regarding Family Child Care (FCC) in the home. Any resident determined to be operating a business in their home without REDSTONE FAMILY HOUSING approval will be deemed in default of the occupancy agreement.

7.19 Lockout Services

In the event a resident locks themselves out of their home during office hours, the Property Manager will provide the resident access to their home provided proper identification can be produced. A resident is defined as the Tenant or an Authorized Occupant as listed on the Lease. This does not include any minor dependents (under the age of 12), visitors etc. It is the resident's responsibility to ensure that the Authorized Resident List for their home is up to date. When a resident is locked out of their home outside of office hours, the maintenance staff will provide the resident access to their home provided the resident can produce proper identification. The resident will be charged \$25.00 each time they lock themselves out of their home after hours.

7.20 Noise/Quiet Hours

Quiet hours will be observed between the hours of 2200 and 0800 Sunday through Thursday and between 0001 and 0800 on Friday and Saturday. Outside of established Quiet Hours, residents are required to control the volume of stereos, TV's and musical devices within their home so that they do not disturb the residents of other homes. Please be considerate of your neighbor since other residents may have non-standard working hours or situations that can be adversely affected by noise emanating from outside their home. Noisy or disorderly conduct will NOT be tolerated at any time.

7.21 Parking

Parking is permitted only on paved surfaces in designated parking areas. Parking on non-paved areas must be approved, in writing, by REDSTONE FAMILY HOUSING. Parking on lawns, planted areas, sidewalks, and patios is strictly prohibited.

Parking of any vehicle is not allowed in front of fire hydrants or 15 feet to either side of a fire hydrant.

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Travel trailers, motor coaches, cargo trailers, camper bodies, camper trailers, commercial vehicles, tractor trailers, boats, personal watercraft, boat/pwc trailers, and horse/livestock trailers may not be permanently parked, or stored on the street, driveways, yards or parking lots in any housing area. Recreational vehicles may only be parked in the housing area for the purpose of loading and unloading. In no event shall recreational vehicles be parked in housing areas for more than 24 hours without REDSTONE FAMILY HOUSING approval. Redstone Arsenal maintains a recreational vehicle storage lot for recreational vehicles and equipment. Arrangements for storage are to be coordinated with the operators of the vehicle storage lot.

7.22 Pet Policy

Pets are privately owned, domesticated animals living in a home. Acceptable pets include dogs, cats, and birds. No more than two pets per household are allowed, and pets must not weigh more than 100 pounds. Certain breeds of pets have been restricted and will not be accepted. These breeds include Pit Bulls, Doberman Pinschers, and Rottweilers. The current list of restricted breeds can be found in REDSTONE FAMILY HOUSING Pet Policy. All pet agreements prior to this revision will be grandfathered to accommodate prior residents.

All pets must be registered at the Veterinarian Treatment Facility within five working days of occupying a house or acquiring a pet. Pet owners must provide verification of appropriate immunization along with the pet registration to REDSTONE FAMILY HOUSING.

Resident must sign a separate Pet Addendum. A \$200 non-refundable pet fee will be charged at the pet(s) move-in. Any pet damages to the home will be applied and collected separately.

Pets must be on a leash at all times when outside the fenced area of a home. Pets cannot be tied or staked outside of the home. Residents who walk their pets must carry a plastic bag or other appropriate container to retrieve and dispose of any droppings.

If the resident or any guest violates any term of the pet policy, the resident will be subject to the remedies provided in the Lease.

Copies of REDSTONE FAMILY HOUSING official pet policy are available at REDSTONE FAMILY HOUSING management offices.

7.23 Pools

Personally owned pools are limited to small wading pools, not to exceed 18 inches in depth and 8 feet in diameter. Residents will ensure that an adult closely supervises children utilizing the pools and pools are emptied when not in use. For health and safety reasons, it is recommended that chlorine tablets be added to the water in pools. Any damage to grass areas will be repaired at resident's expense. Pools must be emptied and properly stored immediately after use and may not remain filled overnight.

7.24 Prohibited Conduct

Prohibited conduct within the Redstone Family Communities include possessing a weapon prohibited by law, discharging a firearm within the community or displaying a firearm in the common areas in a way

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that may alarm others. In addition, possession or sale of illegal drugs, or disposing of hazardous chemicals in a manner contrary to local ordinance, harassing or discriminatory acts and disturbing the rights or comfort of others are considered breach of the Lease and may result in eviction.

7.25 Reimbursement for Damages

Resident shall promptly reimburse REDSTONE FAMILY HOUSING for any loss, property damage, or costs of repairs or service to the unit caused by negligence or by improper use by Resident, Occupants or Resident's guests, unless Resident has properly made repairs pursuant to requirements or permissions set forth in the Agreement. Such reimbursement is due at the time REDSTONE FAMILY HOUSING makes demand. REDSTONE FAMILY HOUSING' failure or delay in demanding any sums due by Resident shall not be deemed a waiver. REDSTONE FAMILY HOUSING may require advance payment of repairs for which Resident is liable. All payments are to be made by money order or cashiers check and delivered to the management office.

7.26 Resident Services and Facilities

REDSTONE FAMILY HOUSING may provide various services, equipment and facilities for Resident's use, which may include, but are not limited to pools, fitness center facilities, business centers, playground equipment, and jogging/bike paths. Use of any service or facility is subject to the restrictions described in the rules, regulations or instructions provided at the facility. Resident agrees to use the equipment or facility in a prudent manner that is not offensive or dangerous, and in a manner that is in compliance with policies established by REDSTONE FAMILY HOUSING or its representatives. REDSTONE FAMILY HOUSING retains the right to deny use or access to any resident, occupant or guest who, in REDSTONE FAMILY HOUSING' opinion, fails to read and follow instructions or fails to comply with the rules or with any of the requirements.

7.27 Satellite Dishes

If allowed by applicable telephone, cable television and internet service contracts, the installation of satellite dish systems must be approved, in writing, by REDSTONE FAMILY HOUSING prior to installation. The satellite dish must be located behind or to the side of the housing unit on a freestanding pole. Satellite dishes will not be attached to any housing structures such as homes, garages, utility poles, fences or trees. No satellite dishes will be installed in the front yard. REDSTONE FAMILY HOUSING reserves the right to use landscaping or other screening materials in the event that satellite equipment is visible from the street. The maximum permissible size of a satellite dish is 18 inches. Any lines/cables from the satellite dish to the house must be underground. A digging permit will be required before any holes or trenches are dug. The resident must make contact with local providers to be sure they have all required permits before digging.

7.28 Self-Help Equipment and Supplies

There is no need for a traditional self help center since all repairs and maintenance will be handled by REDSTONE FAMILY HOUSING personnel. However, REDSTONE FAMILY HOUSING will make small hand tools such as hammers and screwdrivers, and miscellaneous supplies such as screws, nails and picture hooks available to all residents. The items are loaned or provided at no charge. Residents must contact

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the neighborhood management office to determine the availability of “loaner” tools and supplies. Lawn mowers are also available for residents’ use.

7.29 Soliciting

REDSTONE FAMILY HOUSING does not allow solicitors in residential areas. REDSTONE FAMILY HOUSING will consider individual waiver requests from the Garrison Commander to allow special solicitations. If approved, solicitors must have, in their possession, a copy of the written authorization from the Garrison Commander.

Residents are asked to request that unauthorized solicitors leave residential community grounds immediately, and then notify the neighborhood management office.

7.30 Speed Limit

Speed limits within the REDSTONE FAMILY HOUSING residential community are regulated by the Provost Marshal’s Office and normally are limited to 20 miles per hour, unless otherwise posted.

7.31 Storage Sheds

Only sheds approved by REDSTONE FAMILY HOUSING are allowed, and all sheds must be purchased by the resident. Sheds may only be placed in an approved location. Residents shall not store food of any type, including pet food, bird seed etc., or any other material that may attract animals, rodents or pests in the storage sheds. Storage sheds must be removed from the premises and the area must be reseeded upon termination of lease.

7.32 Tents

Erection of tents is authorized only for the temporary use of children and for family camping in backyards. Running electric extension cords from the quarters to the tent for the purpose of providing electrical power is strictly prohibited.

7.33 Trampolines

Personally owned trampolines are limited to 16 feet in width and must have side- netting. Trampolines must be compatible in size to the homes rear yard, only on a flat surface and can not be located where there will be an adverse visual impact from the street or from neighbor’s homes. Trampolines can only be erected in backyards with a full fence. It would be the resident’s responsibility to install a fence if the home does not have one. A written request to erect a trampoline must be submitted to REDSTONE FAMILY HOUSING and approval must be granted prior to installation. Residents are encouraged to secure additional liability insurance to cover any injuries that may occur as a result of trampoline usage.

7.34 Waterbeds

Waterbeds are not authorized in REDSTONE FAMILY HOUSING homes except for medical reasons. All exceptions must be approved in writing by REDSTONE FAMILY HOUSING. If approved, waterbed location is limited to the first floor of the home only.

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7.35 Weapons

The use of firearms is prohibited. All personally owned firearms and weapons must be registered with the Redstone Police office and stored in accordance with all applicable regulations. This includes BB guns, pistols, rifles, bows or any other weapon or firearm. Weapons and firearms may be stored in the home as long as they are locked, to include trigger locks, and stored out of the reach of children. Ammunition must be stored in a separate location from the firearm. No loaded firearms are allowed at Redstone Family Housing unless the owner is an active, full-time member of a local, state, or federal law enforcement agency or military service member and is authorized to carry the weapon during the normal course of their duties.

7.36 Yard Sales

Individual yard sales will not be allowed. Community-wide yard sales, sponsored, coordinated and marketed by REDSTONE FAMILY HOUSING, will be held twice each year, usually in the spring and fall.

8. LEASE / RESPONSIBILITY HANDBOOK CHANGES

8.1 Changes in the Agreement

From time to time, it may be necessary to change existing rules and/or adopt new rules. If a rule changes or additions are required, 30-day written notice of such changes and/or adoptions will be delivered to Residents. Resident agrees that, by remaining in their home, they agree to adhere to such changes and/or adoptions.

8.2 No Oral Agreements

No oral agreements may be entered into and the Lease and Resident Handbook shall not be modified unless by written amendment or addendum. This is the entire Agreement. The Lease and its supporting documents are intended to comply with all applicable provisions of the State of Alabama's Landlord Tenant laws. The Agreement shall be construed in accordance with such Law and the other applicable laws of the State of Alabama and all obligations hereunder are to be performed in Madison County, Alabama, in which the Premises are located.

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Attachment 2 – Frequently Called Numbers

SERVICE REQUESTS CALLS: 256-430-1517

Website: www.redstonecommunities.com

Area Code 256

Fire, Police or Medical emergency 911

Fire and Emergency Services

EMERGENCY 911

Non-emergency 876-3825

Military Police

EMERGENCY 911

Non-emergency 876-2222

Army Community Service 876-5397

Child Development Center 876-5862

Commissary 955-6627

Fox Army Health Center 955-8888

Alabama Poison Center 1-800-462-0800

Family Support/Advocacy 876-8000

Military Pay 876-8510

Off Post Housing Office 876-6666

The Exchange 883-6100

Red Cross 536-0084

Veterinary Services 876-2441

Youth Services 876-3704

Directory Assistance 876-2151