

# House Rules for Mountain Villa in Wine Country

## 323 Bodmer Lane, Santa Rosa CA 95404

### Gate Closing

The gate is shared with the house at 321. It will generally be closed around 7pm. If it is closed, only open it if you wish to enter or exit (exit automatically opens it). After exiting, close the gate.

When coming onto the property after sunset, close the gate behind you after driving past the sensor to maintain security of the property.

### Smoking

Smoking is allowed outdoors ONLY. If someone smokes within 20 feet of the doors or windows, Tenant shall run the air filters inside the house for at least 4 hours after smoking. If you are considering smoking indoors despite this prohibition, I encourage you to google "cigarette smoke decontamination service cost" as this will give you an idea of how much of your deposit is likely to be lost.

### Water Use

The Property gets its water from a well. Given the ongoing draught in Sonoma County, the status of the water table under the property is unknown. Tenants are to use water sparingly. Do not leave showers or faucets running when not in use.

### Filtered Water

The kitchen sink has a separate smaller faucet that dispenses water that has been filtered using reverse osmosis. Only this water or bottled water may be used in the coffee and espresso machines. Although the water directly from all faucets is suitable for drinking, we recommend using the filtered water for cooking and drinking.

### Other Prohibitions included in the lease:

- a. No guns or fireworks are allowed on the property at any time.
- b. The Tenant must lock up the property when away from the house.
- c. The Tenant may not make any alterations or repairs.
- d. The Tenant may not tamper with the electronic equipment.
- e. The Tenant may not move any furniture into the house.
- f. The Tenant may not flush anything down the toilets or drains other than toilet paper.
- g. The Tenant may not use bleach in the washing machine or pour it into the drains.
- h. The Tenant may not change the locks or tamper with the gate.
- i. The Tenant may not use the Property for any unlawful purpose.
- j. The Tenant may not disturb, annoy, endanger, or inconvenience neighbors.
- k. Quiet hours are 9:00 p.m. to 7:00 a.m. per County regulations.
- l. Outdoor amplified sound is prohibited per County regulations.

### Check out procedures:

- a. **CHECK-OUT NO LATER THAN CHECK OUT TIME**
- b. All furniture should be returned to its original location.
- c. Remove and dispose of all food items (you've brought) from refrigerator and pantry/cabinets.
- d. Place dishes, utensils, etc. in dishwasher and turn it on when you depart.
- e. Remove sheets and all dirty towels and place in laundry area.
- f. Lock both locks on the front door and back door. Put keys back in the lock box. Leave the gate opener on the table by the front door.