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4866 Deer Park Lane

Policies & Procedures Handbook
2019-2020

4866 Deer Park Lane

EXTERIOR UPKEEP

Residents are responsible for keeping the lawn area free from all litter and debris. Only appropriate lawn furniture is allowed and should be kept tidy.

Management will mow the lawn, trim shrubs and clean gutters as needed.

FARM WORKSHOP

4866-A is located above a farm workshop. Workshop hours are from 7:00 a.m. until 6:00 p.m. Residents should not park near the entrance to the downstairs shop area or block access to the lower barn. The shop is metered separately for electric #67060.

GRILLS

Grills are permitted in the yard area. The use of grills must be strictly supervised. Please keep grills away from the house and trees/shrubbery where an errant flame or excessive heat could create a fire hazard. The use of any object containing combustible fuel, such as torches, insect repelling lights, etc. are not permitted. These items can be removed without notice at the Resident's expense.

FIREARMS

Hunting and discharging firearms on the property is strictly forbidden.

MAILBOX

The mailboxes are located on Deer Park Lane near the main house.

NO SMOKING

4866 A and B are non-smoking apartments.

PETS

The following pets are welcome with the proper fees and addendum (2 pet limit): dogs*, cats, rabbits, and ferrets – no weight limit. Prior to obtaining your pet, you must receive permission from your Property Manager via a Pet Addendum and pay the associated fees, which will then become a part of your Lease Agreement.

*Dogs are allowed at your home with restrictions. Please contact our office for specific information.

DOGS MUST ALWAYS BE LEASHED AND IN THE PRESENCE OF THEIR OWNER WHEN OUTSIDE. Always walk dogs away from the building and clean up after your pet. If you fail to clean up after your pet, it will result in a fine.

Please remember, do not chain, tie, or contain pets on porches, patios, or the common areas. Do not leave pets unattended inside your home for longer than 12 hours. Small caged animals such as hamsters, gerbils, small reptiles, birds, and guinea pigs do not require a Pet Addendum or payment of any fees or deposits. Aquariums up to 50 gallons are permitted on the first floor and no more than 20 gallons on the 2nd and 3rd floors.

If you call in a request for maintenance service, be sure to remind our Maintenance Department that you have a pet. It is a good idea to have your apartment exterminated for fleas periodically. MSC can handle this service upon request at the Resident's expense.

PARKING

Parking is limited to the driveway. No parking is allowed on the lawn. Vehicles parked on the lawn are subject to towing at the vehicle owner's expense and risk.

POOL

Residents do not have pool access.

SATELLITE DISH

Cable television service is not available. Please see your Property Manager regarding satellite dish installation procedures. Management Services Corporation is not required to install a central dish or any other device for residents who cannot otherwise receive a satellite signal.

The satellite dish on the premises will not be maintained by the landlord, however if it is necessary to install a new satellite dish the following guidelines must be followed:

Tenant(s) understands that a satellite dish or traditional stick type antenna may not be installed on any part of the property other than reflected herein, which is an area within the leasehold premises that is under the exclusive use or control of the tenant(s)

Tenant(s) shall be solely liable for the safe installation and maintenance of the satellite dish or traditional stick type antenna and shall be solely responsible for any liability or responsibility related thereto.

Tenant(s) understands that the installation of the satellite dish or traditional stick type antenna within the leasehold premises may not include the drilling of any holes through exterior walls, causing damage to the leasehold premises above reasonable wear and tear, or the precarious placement such as a pole or device that extends the satellite dish or traditional stick type antenna beyond the leased premises. In addition, Tenant(s) shall not be permitted to make any physical modifications to the leasehold premises to secure the installation of the satellite dish or stick type antenna.

SNOW

When it snows, residents are responsible for shoveling walkways, stairs, and the driveway. Deer Park Lane will be plowed by the Homeowner's Association. Please call your Property Manager if the roadway is not cleared within 48 hours of the last snowfall.

STRUCTURES

The Landlord must approve in writing any structure erected on the property by the resident. Any construction methods or materials for a structure determined to be inadequate, unsightly, or hazardous by Landlord will result in disassembly of structure by Landlord, with the costs of service billed to the resident, or possible eviction.

Any kennel or fenced area constructed with the purpose of containing pets shall be constructed with no less than 4 feet of space between the nearest point of said structure and the nearest point of the permanent living structure including deck. Any damage incurred to the permanent living structure due to pets not being properly contained away from living structure will be repaired and billed to the resident. Any construction methods or materials for a kennel or pet containment structure determined to be inadequate, unsightly, or hazardous by Landlord will result in disassembly of structure by Landlord, with the costs of service billed to the resident.

TRASH

All trash must be removed from the house weekly and stored in garbage cans with lids until collection. Trash is not to be stored outside the apartment for longer than one week. The residents must arrange for garbage collection with a trash refuse company. It is the resident's responsibility to arrange and pay for trash service.

UTILITIES

When calling Central Virginia Electric Cooperative (800-367-2832) to begin electricity at 4866-A and B, you may need to provide the meter numbers. The meter numbers for 4866-A are as follows: 28763X10 and 81931757. The meter number for 4866-B is 67059.

Required:

Trash (County Waste)

434-977-3339

