



Union Avenue Rules and Regulations

1. Maintenance and Repairs

- **Tenant Responsibilities:** Tenants are responsible for repairs to appliances, fixtures as well as clogs to toilets and sinks.
- **Wet wipes should not be used as they clog the drains.**
- **Landlord Responsibilities:** Landlord is responsible for all common areas.
- **Reporting Issues:** All maintenance and complaints should be reported to ECI Property Management @ 732-970-6886.
- **Access to units will be provided to management for inspection 2 times per year to check for damage and any needed repairs.**

- Access to unit will be provided within 24 hrs for repairs.
- HVAC filters will be replaced 2 times per year by management at a cost of \$100 per year to the tenant.

2. Use of Property

- **Occupancy Limits:** No tenant shall add tenants to their units without written request and approval from management.
- **Occupancy** can not exceed legal limits .
- **Subletting:** - No Subletting is allowed
- **Business Use:** Tenants cannot use the property for business purposes.

3. Noise and Conduct

- **Behavior:** NO illegal activities and other behaviors that could disturb neighbors or damage the property.

4. Daytime Noise

While normal daytime activities are expected, excessive noise that disturbs other tenants is not permitted. This includes loud music, television, and other electronic devices that can be heard outside the tenant's unit.

5. Guests

- Tenants are responsible for ensuring their guests adhere to all noise and conduct rules. Repeated disturbances by a tenant's guests may be treated as lease violations by the tenant.

6. Musical Instruments

- **Playing musical instruments should be restricted to reasonable hours, taking into account the instrument's volume and the potential for disturbance. Use of particularly loud instruments may need to be limited further.**

7 Parties and Gatherings

- **Parties and large gatherings must not disturb neighboring residents. Management notification is required before large gatherings and parties.**
- **Gatherings are not allowed or require special permission outside of the unit.**

8. Amenities- Gatherings – No parties or gatherings shall be held in the common areas without written approval from the owner.

- **Maintenance: No personal items are to be stored anywhere on the property outside the unit.**

9. Termination and Eviction

- **Notice Period: Tenants shall receive notice within 7 days for violations and 15 days for late rent.**

- Eviction process can be submitted to the courts for nonpayment of rent and/or repeated violations of the rules.

10. Insurance

- Requirement: tenants are to obtain renters' insurance to cover their personal property.

11. Alterations to the Premises

- All units must be returned to the same condition as they were when originally leased. This includes paint color.

12. Emergencies

- Contact Information: ECI Property Management – 732-970-6886- follow the emergency prompts.

13. Smoking No Smoking inside unit or building.

14. Pets

No pets are allowed on property without written permission from the owner. Pets will need to be registered with the managing agent; an additional fee will be charged monthly for any owners with a pet.

15. Prohibited Behaviors

- Clearly prohibit behaviors that disturb the peace, security, or safety of the community. This may include, but is not limited to, shouting in common areas, slamming doors, and throwing objects from windows or balconies.

16. Complaint Process

- Complaints can be filed with ECI Property Management by email at EdwardSantiago@ECIpropertymanagement.com or through your tenant portal located at www.ecipropertymanagement.com.
- Complaints should include details such as time of occurrence, location, other unit numbers and as much relevant information as possible.

17. Penalties for Non-Compliance

- Consequences of failing to adhere to noise and conduct rules, may range from warnings to fines, and ultimately, eviction for severe or repeated breaches of conduct
- Common quiet hours are from 10 PM to 7 AM on weekdays and 11 PM to 8 AM on weekends.
- Exceptions: exceptions for holidays or special events, and if prior notice or permission is approved for these occasions.

ECI Property Management – 732-970-6886

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