



NONSTANDARD RENTAL PROVISIONS "C"
CITY OF MADISON ORDINANCES, PLUS SURROUNDING AREAS

1) SMOKE DETECTOR

All apartments/townhouses/etc. in the City of Madison must be equipped with an operating smoke detector. Stairwells and hallways must be likewise protected. Detectors should be installed adjacent to the sleeping areas, usually in the adjoining hallway. Detectors shall be mounted on the ceiling at least six (6) inches from the wall or on the wall not more than six (6) inches from the ceiling.

The landlord shall install and maintain smoke detectors but it is the responsibility of the Tenant(s) to notify the landlord in *writing* of the detector malfunction or the need of a new battery. The landlord shall have five (5) days after receiving written notification to correct any problems.

Any person caught tampering with a smoke detector (including, but not limited to, the removal of the batteries and/or cutting/disconnecting/etc. wires to hard wired smoke detectors) is subject to a fine of up to \$300. Normally, new batteries are installed when tenant(s) change or annually, but please check your detector regularly to be sure that it is functioning properly.

2) TRASH : Recycling, Removal and/or Storage

Madison and all surrounding areas have an Ordinance that requires the proper separation of all recyclable materials from trash. The Tenant(s) are responsible for separating the following items and placing them in the appropriate plastic bags, containers, etc.

Keep these Materials SEPARATE; NO TRASH!

- | | | |
|--------------------|----------------------|---------------|
| i) newspapers | ii) glass containers | iii) aluminum |
| iv) cardboard/bags | v) tin cans | vi) plastics |

The Ordinances require the following with respect to trash removal and storage:

- a) Trash shall be placed at the curb in enclosed containers (plastic garbage bags are acceptable) no sooner than twelve (12) hours before pickup.
- b) Any permanent containers shall be removed to the rear of the building (unless your designated trash area is in a different location) within twenty (20) hours after pickup.
- c) Tenant(s) are responsible for finding out what the trash collection day is for the area in which they reside. You may consult the website for the city in which you live for additional information.

Compliance with these ordinances is an important part of keeping our neighborhoods and business districts clean and desirable. Violations of these ordinances could result in fines of up to \$200 and or charges for litter clean-up and are the responsibility of the Tenant(s).

I (We) have read and understand the above and agree to comply with these ordinances.

Property: _____

SIGNED: _____ DATE: _____
Tenant

SIGNED: _____ DATE: _____
Tenant

SIGNED: _____ DATE: _____
Tenant

SIGNED: _____ DATE: _____
United Property Management