



ALL COUNTY[®]
Colorado Springs
Property Management

811 South Tejon Street
Colorado Springs, CO 80903
Phone: (719) 445-7172
contact@allcountycs.com

We ask each resident to be mindful of your neighbors and contribute to the apartments being a peaceful place to live. Noise travels easily, so please be courteous and keep noise levels down!

- Maintenance requests can be made by logging into your Property Meld portal at: <https://app.propertymeld.com/login>. To access Property Meld on our website, locate it under the drop-down menu for Residents, locate Maintenance Request, then select Submit request. If you need further assistance logging in to Property Meld, please contact our office at contact@allcountycs.com.
- Management is available at: (719) 445-7172 Monday through Friday from 9AM to 4:30PM.
- Emergency calls can be made in case of flood or NO heat by calling: (719) 445-7172 and choosing Option 4. If there is a fire, the Carbon Monoxide Detector goes off, or serious injury occurs, first call 911! Once you have called 911 and are in a safe place, then call our emergency line.
- This is a NO SMOKING complex. There is no smoking allowed in the units, on balconies, or in any common area immediately adjacent to the units. All smoking must be away from the building so it does not disturb the other residents. This includes marijuana both for pleasure and for medical purposes.
- Peace and quiet shall be observed by all residents and guests at all times. Please keep noise, television and stereo volumes low, especially between the hours of 10PM and 7AM.
- Residents are responsible for the behavior of their guests, who must observe the same policies and procedures as residents.
- In compliance with fire codes, use of outdoor grills is not permitted on patios and balconies or within twenty (20) feet of the building. If you use a grill, you must make sure all coals are extinguished and dispose of them properly before moving the grill near the building for storage. When fire danger is high or local ordinance prohibits it, grilling is not permitted.
- Sidewalks, steps, entrances, walkways, stairways, and common areas shall not be obstructed or used for any purpose other than ingress and egress. Do not climb any fencing. Any area beyond an individual patio is not for private use without written permission.

- No personal belongings, including bicycles, play equipment, or other items may be placed in the halls, stairwells or around the building.
- Please do not hang mops, rugs, laundry, or other articles from the stairs, balcony, or porch railings. Only outdoor furniture, patio and balcony decorations (chimes, flags, etc.), are allowed but can be subject to manager approval, based on appearance and suitability to the building in general.
- Balconies and patios are not be used for storage or for anything that management feels would detract from the curb appeal or sidewalk appeal of the building. Resident agrees to remove anything from balconies and patios that management requests within 48 hours. **NO INDOOR FURNITURE ON THE DECKS, PATIOS or ENTRY WAYS.**
- No water-filled furniture is allowed. Heavy or awkward items (safes, pianos, freezers, etc.) require the manager's written permission before being moved into any apartment or placed on any balcony.
- Do not dispose of trash or cigarette butts on the lawn, sidewalk, or parking areas. Trash receptacles are provided for your use. Please keep dumpster lids and gates closed. Please do not leave trash outside the dumpster. Empty boxes should be broken down and placed beside the dumpster.
- Management must be notified as soon as possible whenever any emergency service (police, ambulance, fire department) is called to the residences. Please report any suspicious activity or disturbances to the police immediately and then contact All County to report what happened. Please provide the police report number if one was provided to you.
- No pets are allowed without permission in writing from our office, including pets of guests.
- The pet policy is strictly adhered to and violations can result in early termination. When pets are allowed, pet feces must be removed and cleaned up immediately from the property. If pet waste is not removed immediately, then the resident may be charged for any expenses incurred and associated with the vendor hired to clean the waste.
- Parking is on a first-come, first-served basis (unless you were provided an assigned parking space). All vehicles parked at the property must be legally registered, fully operational, and able to be moved at a moment's notice. Cars must be insured, have no flat tires, no oil leaks, and must be moved at least every 7 days. Auto repair and maintenance is not permitted on the premises. Washing of vehicles with the garden hose is not permitted on the premises. Slow speed and caution should be exercised while driving on or near the property.
- If applicable, please show consideration for others by observing posted laundry room hours of 7AM to 10PM. The last dryer load must be completed by 10PM. Please clean the washing machines, filter trays, and dryer lint traps after each use.
- No TV satellite dishes are allowed without permission from our office **IN WRITING.**
- No bird feeders are allowed. They attract rodents. In a multi-family unit, rodents can cause a great deal of inconvenience for everyone.

- No tape or stickers should be placed on the inside walls. This can cause a great deal of damage to drywall, and can be very expensive to repair.
- NO sanitary napkins, tampons, or flushable wipes should ever be flushed down the toilets. Toilets must be flushed regularly. Otherwise, this can cause a great deal of inconvenience for all of the residents. We have had some major backups over the years in some multi-family buildings where people have flushed wipes down the toilets. It is very expensive for the plumbers to come out and clear lines, and they usually have to shut water off to the building for a certain amount of time, too.
- Tenant must never have utilities turned off. Any change in the utilities should be reported to our office before the changes are made. We will “REVERT” the utilities back to the owner.
- As Landlord, we will make regular inspections of your unit, inspecting smoke detectors and carbon monoxide detectors. We may make upgrades to your unit during your occupancy, and will make arrangements with you should such repairs be required. As Tenant, you cannot prevent us from making these regular inspections and/or upgrades, and must make reasonable arrangements for such appointments and respond our requests for entry.
- Tenant will not attempt to make repairs themselves, but will contact us, the Landlord, if repairs are needed. Tenant will incur costs for damages made by the tenant for repairs done by the Tenant and not approved in writing by the Landlord.
- If your contact information changes, such as your phone number or email address, you must inform us of the changes in writing.
- Tenant understands that the only people allowed to live in this unit must be on this lease. If the tenant wishes to get a roommate, the roommate must undergo the same background and credit checks that all tenants in this building must pass. A new lease must be signed once the roommate has undergone the background check.
- Tenant must place a mat under any grill or barbecue to prevent grease from going into the pavement.
- Tenant must keep porch and unit area free of garbage, including any discarded tires and wood.

Thank you very much. If in doubt about anything, please ask!