

CITY OF NEWPORT ORDINANCES

I. Tenant agrees to obey all Newport County laws, ordinances and restrictions including but not limited to ordinances regarding peaceful inhabitation, number of occupants per unit, and late night noise. Tenant agrees to be responsible for all their temporary and/or weekend guests for compliance with said laws, ordinances and restrictions and accepts liability under the law, as well as for all the terms of this lease. Overcrowding is considered to be more than 5 unrelated adults.

New Ordinances and Local Laws:

- Overcapacity is considered to be anything less than 15 square feet per person in a dwelling;
- All fines are now doubled from \$500 and/or community service to **\$1,000** and/or community service per person per violation;
- Posted inside the front door of the property address will be:
 - a) Copy of this lease
 - b) Copy of the Newport City Ordinances
 - c) Copy of the trash collection procedures
 - d) Original rental dwelling registration form will also be posted if the lease agreement is 9 months or shorter in term
- Posted information will only be removed at the end of lease term.

II. If the Landlord receives a complaint from neighbors and/or the municipal authorities, the Tenant will receive written notification from the Landlord of this complaint, and will be expected to undertake preventive measures to assure that the situation is not re-occurring. If a second complaint of a similar nature is received by the Landlord, the Tenant will be notified in writing and will be expected to vacate the property within 48 hours of receipt of second notification from the Landlord, and no monies shall be refunded.

III. **Trash Collection and Recycling:** Trash and recyclable objects are collected once a week at curbside. In a week with a holiday, all collections following said holiday will be delayed by one day. All material to be collected must be placed at curbside by 6 a.m. The following items are included in the mandatory recycling program:

- These items go in your Blue Bin: Aluminum tin cans, bottles and jars, Number 1 and Number 2 plastics such as milk jugs, soda bottles, milk, juice and drink boxes, as well as detergent bottles.
- These items go in paper bags on top of or bundled next to your Blue Bin: Newspapers, magazines, office paper, junk mail, phone books, cereal boxes— thin type cardboard (flattened), cardboard boxes (flattened and bundled). Used clothing in plastic bags put alongside your blue bin.
- Bulk Waste: Collected on the residents regularly scheduled collection day and must also be out at curbside by 6 a.m. For large metal items and tires, appointments for pickup are needed 24 hours in advance. Any changes in the collection schedule as a result of holidays or unforeseen emergencies, shall be publicized over radio station WADK or in the Newport Daily News. Failure to comply with the trash and recycling requirements and/or accumulation of trash on a property so as to become a nuisance is punishable in Municipal Court by a fine of up to \$1,000. (Newport City Code, Chapter 8.24, Solid Waste Management; Chapter 8.16 Nuisances).

Tenant has read and acknowledges Addendum, City of Newport Ordinances. The undersigned parties hereby agree that they understand the terms of this addendum and associated lease agreement.

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date