HOUSE RULES

7745 Laurel Canyon Blvd, North Hollywood, CA 91605

Revised November 2026

These rules apply to every resident, occupant and guest at 7745 Laurel Canyon Blvd. Each resident is responsible for the conduct of the resident's occupants and guests. The building is managed by Properkey, (888) 854-8588. The Resident Manager is Julian, in Unit 19. These rules, required postings and the Resident Portal are available at 7745LLC.com.

1. Animals — this is a pet-free building

- No pets. No animal of any kind, including birds, reptiles and fish in aquariums, may be kept on or brought onto the property, even to visit. The only exceptions are (a) a service or support animal that fair housing law requires the Owner to allow, and (b) a specific animal the Owner has approved in a signed addendum to that resident's lease.
- Assistance animals. A resident who needs a service or support animal should make the request to management. When the need is not apparent, management may ask for reliable supporting information, as the law allows. No fee, deposit or added rent is charged for an assistance animal.

The following rules apply to every animal on the property, including assistance animals and approved animals:

- No urinating or defecating anywhere on the property. There is no animal relief area. This includes pavers, walkways, landscaping, fences, walls, the pool area, parking areas, stairs, hallways, balconies and patios. Animals must be taken off the property to relieve themselves.
- If an accident happens, the resident must clean it up immediately and completely, and report it the same day through the Resident Portal and to the Resident Manager, so the surface can be treated.
- Animals must be on a leash or carried at all times outside the resident's unit and may never be left unattended or tied up in a common area, balcony or patio.
- Pets are not allowed in the pool area or the laundry room. No animal may enter the pool.
- Animals must not disturb other residents with barking or other noise, and must not threaten or injure anyone.
- Dogs and cats must be licensed and vaccinated as Los Angeles law requires. Proof must be given to management on request.
- The resident pays for all damage and cleaning caused by the resident's animal or a guest's animal, as described in Rule 12.

2. Noise and conduct

- Do not make or allow excessive noise, or do anything that interferes with the rights, comfort or convenience of others.
- Keep musical instruments, televisions, stereos and similar devices at a volume that does not disturb others.
- Residents and guests must not act in common areas, parking areas or the pool area in a way likely to annoy or disturb others.
- Quiet hours are 10:00 p.m. to 9:00 a.m.

3. Smoking

Smoking or vaping of any substance, including tobacco and cannabis, is prohibited everywhere on the property: inside units, on balconies and patios, and in all interior and exterior common areas. Growing cannabis on the property is prohibited.

4. Cleanliness and trash

- Keep the unit clean, sanitary and free of objectionable odors.
- Put trash, papers and cigarette butts in the proper containers, and separate recyclables and food waste into the bins provided. Do not let trash accumulate.
- Take garbage to the containers daily. Break down large boxes. Do not leave furniture or other bulky items at the bins; submit a request through the Resident Portal to arrange bulky-item pickup.

- Keep furniture inside the unit and unsightly items out of view. Do not leave articles in hallways or other common areas.
- Do not shake or hang clothing, rugs or other items from windows, ledges or balconies.
- Do not put combustible or hazardous material in the trash containers.

5. Safety, security and building access

- Each resident and guest is responsible for his or her own security. The Owner does not guarantee the safety of persons or property, except as the law provides.
- Keep common doors closed and latched at all times, including the main entrance, side entrance and laundry room. Doors may be held open only while moving large items or while the resident is present in the laundry room. Do not let unknown persons into the building.
- Keys, access fobs and intercom credentials are issued to named residents only. Do not lend, copy or transfer them. Report a lost or stolen fob promptly so it can be deactivated. A replacement fob is $25.
- Common areas may be monitored and recorded by cameras and by the building's access-control system. These systems are not continuously watched and are not a guarantee of security.
- Lock the unit and turn off appliances when leaving. Before an absence of more than 14 days, please tell management how long you will be away and whom to contact in an emergency.
- Do not disable, cover or remove a smoke alarm or carbon monoxide detector. Report one that is not working immediately.
- Do not store gasoline, solvents or other combustibles in the unit.
- No charcoal or wood-burning barbecues, fire pits, outdoor gas heaters, fireworks or other open-flame devices anywhere on the property.
- Do not leave bicycles, play equipment or other belongings in halls, stairways or elsewhere about the building.
- Report any unsafe condition, and any injury on the property, immediately as described in Rule 8. In an emergency, call 911 first.

6. Pool

- Pool hours are 9:00 a.m. to 10:00 p.m. Do not enter the pool area outside those hours or when the pool is closed.
- Keep the pool gate closed and latched. Never prop it open.
- Anyone under 14 must be supervised by an adult. There is no lifeguard; swim at your own risk.
- No glass, no alcohol and no diving.
- Guests may use the pool only when accompanied by a resident.
- The Owner may close the pool when needed for maintenance, renovation, safety or to comply with law.

7. Parking

- Park only in your assigned space.
- There is no guest parking on the property. A guest may park only in the assigned space of the resident being visited, or on the street.
- Keep fire lanes and "No Parking" areas clear at all times.
- Vehicles parked in unauthorized areas or in another resident's space may be towed at the vehicle owner's expense as the law allows.
- Vehicles must be currently registered and operable. No storage, repairs or inoperable vehicles in parking areas.
- Do not park a vehicle that leaks fluids.
- Park head-in only.

8. Maintenance, repairs and alterations

- Residents must report every repair or maintenance item immediately, as soon as they become aware of it. This applies inside the unit and in every common area, and includes leaks, plumbing and electrical problems, visible mold, pests, broken locks, doors, gates, lights and equipment, and any damage.
- Every item must be submitted through the Resident Portal, which is reached at 7745LLC.com. A request is not considered reported until it has been submitted there.

- Residents should also contact the Resident Manager, Julian, in Unit 19, directly so that he is aware of the item.
- In an emergency such as a fire, gas leak, flooding or immediate danger, call 911 first, then notify the Resident Manager and submit the item through the Resident Portal.
- Do not ask vendors or maintenance workers on the property to do work. All work is scheduled by management from Resident Portal requests.
- Do not alter or improve the unit without the Owner's prior written consent. Do not use adhesives, glue or tape to hang pictures or decorations.
- Do not use aluminum foil as a window covering. Get approval before using any window covering visible from outside.
- Do not put grease, wipes or other non-flushable items down drains or toilets.

9. Personal micromobility devices (e-bikes, e-scooters, hoverboards)

Under Civil Code § 1940.41, a resident may store and recharge in the unit up to one personal micromobility device for each person occupying the unit if the device (a) is not powered by an electric motor, or (b) complies with UL 2849 or EN 15194 (e-bikes) or UL 2272 or EN 17128 (e-scooters).

- A device that does not meet (a) or (b) may be stored in the unit only if the resident insures it under a policy that covers storage within the unit, and it may not be charged in the unit. Proof of that insurance must be given to management on request.
- Repair or maintenance of batteries or motors inside the unit is prohibited. Changing a flat tire or adjusting brakes is permitted.
- All devices must be stored and charged in line with the fire code and State Fire Marshal Information Bulletin 24-001 or any later bulletin.

10. Satellite dishes, antennas and political signs

- A resident may install one satellite dish or antenna, one meter or less in diameter, entirely inside the unit or inside a balcony or patio that is for that resident's exclusive use. It must be freestanding or clamped to an existing railing, secured against falling, and may not extend beyond the balcony or patio.
- No drilling, screwing, nailing, adhesive or other penetration of the roof, exterior walls, windows, doors, railings or any part of the building. No device or cable may be placed on or run through the roof, exterior walls or any common area.
- The resident is responsible for all damage caused by installing, using or removing the device and must remove it and restore the area at move-out.
- As Civil Code § 1940.4 allows, political signs of up to six square feet may be posted only in a window or on the door of the resident's unit. Unless a local ordinance sets a different period, signs may go up no earlier than 90 days before the election or vote and must come down within 15 days after it.

11. Other rules

- No waterbeds, pianos, private pools or trampolines.
- No subletting and no short-term rental of any part of a unit (Airbnb, VRBO and similar).
- Do not use common-area electricity, water or other utilities for personal use without permission.

12. Damage and cleaning charges

A resident must pay the actual, reasonable cost of repairing damage and of cleaning that is caused by the resident, an occupant, a guest or an animal, anywhere on the property. This includes damage to pavers, fences, landscaping, walls, flooring and the pool area, and the cost of treating or replacing surfaces soiled by animal urine or feces. The cost includes the management coordination charge the Owner incurs on repair and maintenance work, currently 10% of the invoice amount. Charges are itemized, with a copy of the invoice or a description of the work, and are not a fine or penalty. Ordinary wear and tear is not charged.

13. Changes and enforcement

The Owner may adopt reasonable additional rules for safety and for the use of common areas by giving written notice as the law requires. A violation of these rules is a violation of the resident's rental agreement and will be handled as that agreement and applicable law, including the Los Angeles Rent Stabilization Ordinance, provide. If any rule conflicts with applicable law, the law controls and the remaining rules stay in effect.