

## **ADU PROPERTY DISCLOSURE & HOUSE RULES ADDENDUM**

4739 W. 191st St., Torrance, CA 90503

Accessory Dwelling Unit (ADU)

Built: 2025

This ADU Disclosure & House Rules Addendum (“Addendum”) forms part of the residential lease agreement for the ADU located at the above address. These disclosures are intended to provide transparency, outline expectations, and ensure safe and harmonious occupancy for both the tenant and main-house residents.

### **1. PARKING, ACCESS & SHARED AREAS**

#### **1.1 Parking**

- Tenant may park one (1) vehicle in the driveway only.
- No garage access is provided.
- Vehicles must not block sidewalk, alley, or neighboring properties.
- Landlord retains access to driveway areas as needed for emergencies, maintenance, or utility access.
- Vehicles must not block the mailbox or interfere with mail delivery.

#### **1.2 Shared Access Area**

- The area between the driveway gate and the garage is a shared zone.
- This area must remain clear at all times (no storage of any kind).

#### **1.3 Guest Parking**

- Guests may park street-side only unless otherwise approved.

#### **1.4 Occasional Access by Main House Residents**

Tenant acknowledges that while the ADU tenant has primary parking rights in the driveway, the residents of the front house may, on occasion, require short-term access to the driveway area for loading, unloading, deliveries, moving items, contractor access, or similar reasonable purposes.

Such use will be temporary, will not unreasonably interfere with the tenant's normal parking use, and landlord will make reasonable efforts to provide advance notice when feasible, except in emergencies.

### **2. NOISE, NEIGHBOR RELATIONS & CONDUCT**

- Tenant must keep noise at a reasonable level at all times.
- No loud music, gatherings, or parties.
- Quiet Hours: 10 PM – 8 AM daily.
- Smoking, vaping, cannabis use, or burning incense is strictly prohibited inside the ADU and in all shared areas, including the driveway, walkway, and areas adjacent to the main house.

### 3. PETS & ANIMALS

#### 3.1 Pet Policy

- No pets are allowed except for cats, **subject to** landlord approval.
- Cats must remain indoors at all times.
- Tenant is responsible for all pet-related cleaning, odor control, and any damage caused by their cat(s).

#### 3.2 Service Animals & Emotional Support Animals (ESAs) – Legal Compliance

- Landlord acknowledges that legally recognized Service Animals and Emotional Support Animals (ESAs) are permitted under the Americans with Disabilities Act (ADA), Fair Housing Act (FHA), and California Fair Housing laws, and such animals are not considered pets under this agreement.
- Tenant acknowledges that any Service Animal or ESA must comply with all applicable laws, health requirements, licensing rules, and local ordinances.
- Tenant agrees to provide legally sufficient documentation for an ESA upon request, consistent with California Civil Code and HUD guidelines.
- Tenant acknowledges that misrepresenting a pet as a Service Animal or ESA is illegal under California Civil Code §§54.2–54.3 and may result in legal and financial penalties.

#### 3.3 Animal Behavior, Control, and Nuisance Rules

Tenant agrees that any permitted pet, Service Animal, or ESA:

- Must not create excessive noise, disturbances, or odors
- Must not cause damage to the ADU, driveway, garage area, fences, landscaping, or any shared spaces
- Must not exhibit aggressive behavior or pose a direct threat to neighbors, visitors, or others on or near the property
- Must not soil, urinate, or defecate in shared areas, pathways, driveways, or near entryways
- Must not attract pests or create unsanitary conditions
- Must not roam freely outside the ADU and must be on a leash or under direct physical control when outdoors, including in any yard, driveway, or shared outdoor area.
- Tenant must promptly clean and sanitize any waste.

#### 3.4 Violations and Remedies

- Tenant understands that failure to properly control or care for any animal, or allowing an animal to create a nuisance or direct threat, constitutes a lease violation.
- Consistent with HUD and California Fair Housing laws, landlord may require corrective actions, and if issues cannot be reasonably resolved, landlord may require the removal of the animal from the premises.

### 4. UTILITIES & SERVICES

#### 4.1 Utilities Paid by Landlord

- Water (not submetered. Tenant is encouraged to conserve water. Tenant agrees to report any suspected water leaks or plumbing issues immediately to prevent waste)
- Trash

#### 4.2 Utilities Paid by Tenant

- Electricity (separate meter)
- Gas (separate meter)
- Internet/Wi-Fi

#### 4.3 Trash Placement

- Trash must be stored inside the ADU fenced area until collection day.
- Trash shall be placed in the alley only on pickup day.

#### 5. ADU CONDITION & SAFETY

- ADU constructed in 2025.
- Smoke and CO detectors installed and must not be tampered with.
- Tenant must promptly report leaks, electrical issues, or gas odors.

#### 6. PROPERTY USE LIMITATIONS

- No storage outside ADU or in driveway/shared walkway.
- Landscaping maintained by landlord.
- Package delivery may occur at the main house or gate.

#### 7. VISITORS & SUBLEASING

- Overnight guests are permitted for up to 14 nights per month, with no more than 7 consecutive nights at a time. Longer stays require written landlord approval, which shall not be unreasonably withheld. This rule is intended to prevent unauthorized occupants, ensure safety, and maintain compliance with zoning and ADU occupancy limits.
- Subleasing, Airbnb, or short-term rentals are prohibited.

#### 8. MAINTENANCE & REPAIRS

- Tenant responsible for cleanliness, reporting issues, replacing light bulbs & batteries.
- Landlord responsible for major systems & structural repairs.
- Tenant responsible for replacing HVAC filters every 90 days (or as needed). Filters will be provided by landlord.
- Sewer/Plumbing: Tenant agrees not to flush wipes, paper towels, grease, or foreign objects down drains, and will be liable for clogs caused by improper use.
- Routine pest control provided by landlord. Tenant responsible for maintaining cleanliness to prevent infestations and will be liable for pest control costs if infestation is caused by tenant negligence (e.g., food storage, trash, cleanliness issues).

- Tenant responsible for lockout service fees if locked out or keys are lost. Replacement keys: \$40 per key

9. ENTRY & NOTICE (California Civil Code §1954)

Landlord may enter the ADU with at least 24-hour notice for any reason permitted under California Civil Code §1954, including but not limited to:

- Necessary or agreed repairs, maintenance, or improvements
- Inspections required by law
- Showing the unit to prospective tenants, buyers, lenders, or contractors
- To perform services requested by the tenant

In the event of an emergency—including water leaks, fire, gas leaks, or conditions posing immediate risk to persons or property—landlord may enter the unit without prior notice, as permitted by law.

Notice may be provided in writing, electronically, or by posting as permitted by law.

10. ADDITIONAL ADU DISCLOSURES

- ADU is located near main house; some normal household noise may be perceptible.
- Exterior security cameras may be present, recording exterior/common areas only.
- City utility or alley maintenance may occur, outside landlord's control.
- Local wildlife (raccoons, possums) may be present; tenant must keep trash secured.

ACKNOWLEDGEMENT

Tenant acknowledges receipt of this Addendum and agrees to all rules and disclosures.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_