

## WHO ARE WE ?

Hand in Hand of Glynn, Inc.

Hand in Hand of Glynn, Inc. is a 501c3 established in 2018 solely to help eradicate chronic homelessness in Glynn County, Georgia. We are members of the Homeless Coalition. We have taken part in the Point in Time surveys of the Homeless in Glynn County. Our Board Members have been engaged for many years in the philanthropic and religious organizations of Glynn County. We live in Brunswick, St. Simons Island and Sea Island. Three of our members are Glynn County natives. We all feel “called” to have a positive impact on homelessness and we all have a history of working with people in our community who are experiencing tough times.

The Board Member’s Biographies are included in this package, followed by Questions and Answers

## Anne Merritt Stembler



Anne Stembler was born in Atlanta, Ga., graduated from the Westminster Schools and Hollins University with a B.A. degree.

She moved to Saint Simons Island full time in 2003. That was after the most significant job of her life, raising 3 functioning adults, all with post graduate degrees.

It was impossible to duplicate the volunteer work she enjoyed in Atlanta, those not being available in Glynn County, so she began in a new direction.

In Glynn County, Georgia since 2003

**CASA:** Board member Court Appointed Special Advocates 6 years

**United Way of Coastal Georgia** Board Member for 6 years

United Way allocations Committee for 2 years

**ACT:** Chairman of Allocations for a private local Foundation, 2 years

**Faith Works** Board Member 2 years

**CGHS: Coastal Georgia Historical Society**

Board Member 8 years

Vice Chair of board for 2 years

President of board for 2 years

**Saint Simons Presbyterian Church** Member 19 years

Session Member 3 years

**Hand in Hand of Glynn, Inc.** - Board President current

Before 2003 in Atlanta, Georgia

**Parents' Council** - President of the Council at my childrens' elementary School c

**Atlanta History Center** - Docent at Swan House

**Atlanta Puppetry Center** - Teacher volunteer

**Public and Private School** presenter of "Just Say No" curriculum for 4<sup>th</sup> graders

**High Museum of Art** - Docent

**Presenting Atlanta Tours** - Guide



## Jeffery Clark

Mr. Clark, a Brunswick Glynn County native, graduated from Glynn Academy in 1988. He attended Savannah State University. Mr. Clark is currently the Street Outreach Director for **Safe Harbor Children's Center** where he develops and directs the current program known as **Street Beat** which services families and youth who are homeless or at risk of being homeless.

He is a community activist for children and families. Jeff dedicated 13 years of developmental services to **The Ryan White (HIV program)** which established clinical sites, testing, transportation, affordable medication, drug and alcohol counselling and case management in areas of Southeast Georgia.

Mr. Clark previously worked at **Gateway C.S.B.** as the Center Production Manager.

**Morningstar Inc.** as the senior Boys and the Night Cottage Manager.

**UPS** as the Local sort supervisor and the Hazmat Supervisor.

Mr. Clark is certified and trained in prevention and remediation. Mr. Clark has over 25 Years of management and program development in Brunswick and Glynn County.

He currently serves on several local Community Boards: He is The Chairman of **Community First Commission** which establishes healthy neighborhoods through leadership and community development. Jeff currently chairs the **Brunswick Homeless Coalition**, a group of Non-profits, government agencies and hospitals that work to alleviate homelessness. He serves on **Building a Better Brunswick**. He is The Chairman of the **Roosevelt Lawrence Development Center**. (This program focuses on after school and summer enrichment programs for youth within the City of Brunswick).

**The Glynn Environmental Justice Group**, and he is the current chairman of the nomination committee for the **Glynn County Voluntary Organizations Active in Disaster (V.O.A D)** committee.

Mr. Clark also Chairs the "**Pathway Out Program**." This allows young men and women involved in gangs an opportunity to get out and be productive. The Community Task Force Committee a united partnership with Law enforcement, its focus is to build and develop respectful and engaging relationships between law enforcement and the community

## **Linda Hutton Heagy**

### **Work Career:**

1970-71 **Chicago Association of Commerce and Industry**  
(Chamber of Commerce of Chicago)

1972-74 **Price Waterhouse, Chicago**

1974-83 **The Northern Trust Company, Vice President**

1983-95 **The Exchange National Bank and the LaSalle Bank.**  
Executive Vice President; Member of the Management Committee (9 top executives)

1995-97 **Ray & Berndtson, Chicago - Executive Recruiting, Managing Partner**

1997-2007 **Heidrick and Struggles, Executive Recruiting**  
Managing Partner [Chicago]; member of the Management Committee  
District Managing Partner [Cleveland, Chicago, Montreal, Toronto]  
U.S. Regional Managing Partner- headed Eastern U.S. - 16 offices  
Senior Regional Managing Partner

**Corporate Boards: Trustee of Van Kampen-American Capital, an \$80 billion Mutual Fund Complex ( now Invesco)**

### **Not-for-Profit Boards:**

**The Y.M.C.A Metropolitan Chicago (17 years) Vice Chairman, largest owner of S.R.O.'s in the state of Illinois**

**The Chicago Network (Top women in Business, Government and philanthropy in Chicago)**

**W.T.T.W. Chicago Public Television - Trustee**

**The University of Chicago Hospitals and Clinics 17 years; Trustee,**

**The Brain Research Foundation, 10 years Board Member**

**Hand in Hand of Glynn, since 2018, Treasurer**

### **Education:**

**Wheaton College in Norton, Mass. B.A., 1970**

**The University of Chicago M.B.A., major in finance 1986**

**The University of Chicago, 4 year great books program 2008-2012**



## **CHRIS JORDAN**

*Partner*

777 Gloucester Street, Suite 400  
Brunswick, GA 31520

Chris Jordan is a litigator with a broad range of experience at the trial and appellate level. Chris maintains an active business litigation practice based primarily in coastal Georgia and Atlanta. From local small businesses to global companies, Chris regularly represents clients involved in real estate litigation, fiduciary disputes, and a wide range of business torts and corporate matters.

For much of his career, Chris has also defended some of the country's largest railroads in toxic tort, product liability, and other personal injury cases in state and federal courts throughout the Southeast. Chris has experience in matters involving allegations of occupational exposure to asbestos, diesel exhaust, and other potential carcinogens; crossing accident fatalities; and a wide array of personal injury claims brought by railroad employees under the Federal Employers' Liability Act.

Many of Chris's transportation matters involve asserting or opposing *Daubert* challenges across a wide spectrum of complex medical and scientific disciplines. Chris has also represented transportation clients in appellate courts in Alabama, Tennessee, Maryland, and Georgia and has served as amicus counsel on matters of interest to the railroad industry. Chris is a frequent speaker to groups across the country on issues involving toxic torts and transportation law.

Chris **grew up in Glynn County** and is an active member of the community. He currently serves on the board of the **STAR Foundation**, a nonprofit organization offering financial, technological, and life skills training to adults seeking sustainable employment. He is now on the Board of **Hand in Hand of Glynn**, a 501C3 that is addressing homelessness in Glynn County.

**Jeanne Kaufman**  
Sea Island, GA

Jeanne Kaufmann (formerly Jeanne Kaufmann Manning) was born at “the old Brunswick Hospital” and grew up on St. Simons Island, the daughter of the then-managing editor of The Brunswick News. A 1968 graduate of Glynn Academy, she received her BA from Agnes Scott College in 1972 (Psychology) and her master’s degree in business administration from Rutgers University in 1986.

Some of her earliest social service work was at the **US Department of Health, Education and Welfare** where she served as a Social Program Analyst, working with the **Aid to Families with Dependent Children Program**. She also volunteered at transitional shelters for homeless families and served on the Board of the **Inter-religious Fellowship for the Homeless** for 10 years while living in Bergen County, New Jersey.

She was a founding board member of the **Communities of Coastal Georgia Foundation**, a founding board member of the **St. Simons Land Trust**, and a founder of **Golden Isles ACT**—a woman’s giving circle. She is a former trustee of Agnes Scott College in Decatur, Georgia, and of **CMAF (Coastal Medical Access Project)** in Brunswick, Georgia. She is a past board member of the **Coastal Georgia Community College Foundation** and the **YWCA Foundation**.

She is currently on the board of the **Coastal Georgia Historical Society** and is supporting social emotional learning programs at **Faces at Burroughs Molette**, at **Goodyear Elementary School** in grades pre-K through 5, and in all **Glynn County pre-K** classrooms.

**Katherine Thurber**  
MSW, CFRE

Career:

**Leukemia Society of America, Georgia Chapter Executive Director**  
**Providence Health System Foundation in Oregon Executive Director, Southern Oregon**  
**Southern Oregon University Adjunct faculty, taught Public Relations Classes**  
**Trillium Family Services Executive Development Director**  
**Southeast Georgia Health System Director of Development (Retired)**

**Leadership Georgia - member**

Philanthropic Activities In Glynn County:

**United Way Board Member and chaired Allocations Committee,**  
**Morningstar Children's and Family Services volunteer**  
**Coastal Symphony Board member**  
**America's Second Harvest Advisory Committee**  
**Golden Isles Career Academy - Foundation Board**  
**Burroughs Mollette Elementary leads a team that packs bags of weekend food for students**  
**St. Mark's Episcopal Church - Active member; past President of Episcopal Church Women and current member of Hello GoodBuy grants committee**  
**CASA for 4 teens**  
**Homeless Coalition member**  
**Street Beat and Coastal Outreach Soccer. Volunteer**  
**Hand in Hand of Glynn, Inc. Secretary**

Education:

**Texas Technological University**  
**University of Georgia**

**As both a development professional and a volunteer, Kaki has participated in hundreds of special events, and taught classes in special event fundraising.**

## WHAT ARE WE PLANNING TO DO?

The 410 homeless individuals in Brunswick, Ga. did not choose to be homeless. If you could hear each individual story, it might include losing a job; losing a spouse; losing a home; not being able to rebuild a life; mental illness; physical abuse; drugs; alcohol.

Hand in Hand of Glynn, Inc., a 501c3, is **dedicated to providing Permanent Supportive Housing for the chronically homeless in Glynn County**. We believe in a proven principal called “Housing First”. Housing is the first step on the road to humanity: **Every person deserves a safe, decent, dry place to call home**. Every person deserves to live a life of dignity, purpose and self-respect.

At Hand in Hand, we are about to purchase Harper’s Joy, formerly the old Brunswick Hospital. It contains 24 one-bedroom efficiency apartments currently used for the developmentally disabled. **Hand in Hand will buy the building, thereby preserving a landmark in the Brunswick Community**. After rehabbing those areas most in need, we will then move 24 individuals, who are currently without shelter, into their new homes. Services will be provided on location, including a case worker, physical and mental therapists, a benefit specialist and a social worker and Harm Reduction Counseling. Additionally, we will have 24-hour security, 7 days a week to insure the safety of all the residents and neighbors.

Buying the Building and renovating it, upgrading the grounds and eventually building a community center will position Brunswick as a leader of Housing First in Southeast Georgia and will save a historic Landmark Building in Brunswick!

“ If not us, who?

If not now, when ? ”

- Hillel the Elder

## Why is this a good thing for Brunswick?

In a study done in Mecklenberg County, North Carolina, ( Charlotte,) it was estimated that caring for one individual who is experiencing **homelessness costs the community about \$40,000/ year**, due to unscheduled hospital visits and overnight stays in hospitals, incarceration, rehab clinics, Emergency room visits, days in court, etc.

**The formerly homeless who have been housed in permanent supportive housing cost the community only about \$12,000/year**, and the services offered usually *return them to a productive life with reconnection to their family and re-engagement with their community. Once off the streets with services provided and a key to their own apartment, Health improves, relationships with family return, dignity and quality of life return.*

## Why this location?

Originally, we were not sure if we would build a building or buy a building to meet our requirements. We were originally (in May,) looking at possible sites for a building and working with a realtor. We had at that time, no idea how soon we might be buying or building, or where.

It came to our attention that Gateway Services would be offering their building, **The Former Brunswick Hospital, at 519 Norwich Street**, for sale in the next four months. When we heard that the building already had 24 one-bedroom efficiency apartments, we asked for a tour. We toured the building a number of times. It was surprising how well it met our requirements: room for 24 residents, electricity already metered by unit, sprinkler system in place, cameras in place, recent inspection by fire department and zoned correctly.

To buy and erect a new facility would have taken twice as much money and a few years. This building allows us to begin our mission quickly, and spend more of our funds on services for our residents rather than on building a new structure. After the tour in mid May, we signed a letter of intent with Gateway to buy the building pending further due diligence. Our due diligence has determined that extensive renovations must be completed for the building and grounds to meet our expectations. We have an experienced general contractor who will be doing the work. We will begin our renovations immediately after closing. We expect our Landmark Building to be an icon of stately grace in the Historic District.

**Who will be housed in this apartment building?  
What is the process by which they will be selected?**

We will be providing Permanent Supportive Housing to individuals currently experiencing chronic homelessness. These are people who have been in and out of homelessness for at least three years. But once they are housed, they become residents in an apartment building. They will no longer be described as homeless, just people trying to get back on their feet.

This is not a shelter. This is their home. We will provide housing and supportive services to our residents in offices within the building. The residents will be screened by the Coordinated Entry System that identifies the most vulnerable of the chronically homeless. Any sex offenders and/or those with any history of violence are screened out. We will be using the Coordinated Entry System to give preference to those who have been in Brunswick the longest.

Many of them will be similar to the population currently housed at 519 Norwich, the developmentally disabled. Some of them will have physical or mental disabilities that keep them from being able to recover completely, but we expect them to contribute to the well-being of the building by having chores to do and by attending classes and going to their care providers whom we will bring to the residence. Each resident will have an opportunity to work with their case worker to help them make progress during their tenure with us.

The waiting list will be between Brunswick Housing Authority and the Coordinated Entry System. There will be no line out the door of applicants. This will not be a mecca for those who want housing because, to be a candidate, they have to apply through Coordinated Entry and establish a history over a period of years.

All residence will sign an agreement with the owners that covers expectations of conduct and behavior. This agreement is the last document in this package.

## **What Services will be provided to the Residents?**

The residents of our building will receive permanent supportive housing. We are committed to supplying our residents with supportive services during their tenure in our building. Services will include therapists, counselors, medical personnel and case workers. These services are already being provided on an ad hoc basis. We will supply them directly at our building.

We will also provide benefit specialists to help our residents establish connection with those agencies that may provide assistance.

There will be 24/7/365 security. All security personnel will be required to be at the entrance to receive any visitors and to monitor the entrance during their shift. For 5 minutes each hour, the security guard will walk the perimeter of the property to assure safety and security of the residence and to note any disturbances in the neighborhood, and if appropriate alert authorities.

There will be a director of operations on duty 20 hours a week to oversee the services offered to the residence. This person will meet with residents and forms a plan for their road to improvement and independence. She/he will schedule visits with therapists, nurses, nutritionists, counselors, etc. as needed.

Gateway has committed to provide case workers for our residence. We are hopeful that the SGHS will visit our residence twice a week to see patients and possibly to use the mobile unit for those visits. We are in discussion with various providers of services. We hope to teach classes in nutrition and to have a source of fresh foods available for our residents and possibly others in the neighborhood.

Hand in Hand will develop a second building on the property or nearby that would provide a large meeting room for the community as well as our residents. Neighbors could use the space for AA meetings; tutoring; girl scouts/boy scouts; GED classes, cooking classes, nutrition, exercise, etc. We are planning to have a food pantry two times a week for our residents. We could serve a community dinner once a month. The space might house offices for service providers.

We also plan to have a large community garden for residents and neighbors to grow

flowers and vegetables. The garden would allow our residents to raise their own fruit and vegetables and we hope to be able to offer plots to the neighbors who would like to join us.

We envision a Farmers Market on Saturdays to bring our residents into the life of the community. Our garden might also be an opportunity to teach residents work skills and life skills that will serve them as they return to community life.

We have had conversations with a current retailer on St Simon's Island who is interested in bringing fresh produce to our neighborhood.

## **Rules & Regulations**

(Effective 7/19/19)

### ***1. Rent Payments***

Rent is due on the 1<sup>st</sup> of the month. If rent is paid after the 5<sup>th</sup> calendar day of the month, owner may charge a fee of \$15 for late payment of rent. Rent must be paid by check or money order only. No cash is accepted.

### ***2. Tenant Identification Policy***

You will obtain a photo ID at lease signing. You **must** utilize this ID to gain entry to the building at all times in the manner required by management and security. If you do not have your ID upon entering the building, you **must** sign in and allow security to confirm your tenancy. If you lose your ID, you must notify Owner immediately and you shall pay to the Owner the cost of replacing it. Any payments made by you will first be applied to reimburse the Owner for the cost of replacing your ID, after which the balance will be applied to the rent then due and owing. A tenant who is without his/her ID card for more than three consecutive days may be required by Owner to obtain a new ID card.

### ***3. Visitors' Policy***

All visitors must present one valid, acceptable form of photo identification and sign in at the security desk. Tenants must escort visitors to their home in order for visitors to proceed into the building. **NO VISITOR MAY BE IN THE BUILDING UNESCORTED.** Security reserves the right to confirm the identity of all visitors while in the building or on the grounds. Visitors are required to observe the same rules that apply to residents. Tenants are responsible for the behaviors and actions of all guests signed in under their authority. Owner reserves the right to deny visitors access to the building for reasonable cause.

### ***4. Public Access Ways***

(a) Tenants shall not block or leave anything in or on sidewalks, entrances, driveways, elevators, stairways, or halls. Public access ways shall be used only for entering and leaving the Building and the Apartment. Only those elevators and passageways designated by Owner can be used for deliveries.

(b) Bicycles or other property of Tenants shall not be allowed to stand in the halls, passageways, or public areas of the Building.

(c) Shopping carts are not allowed under the porte-cochere or in the building.

### ***5. Bathroom and Plumbing Fixtures***

The bathrooms, toilets and wash closets, kitchen sink and other plumbing fixtures shall only be used for the purposes for which they were designed or built; sweepings, rubbish, bags, acids, cooking oils, cigarette butts or other substances shall not be placed in them.

### ***6. Proper Attire***

Tenants shall be fully clothed and wearing footwear in the hallways, all common areas, and under the outdoor pavilion. Nudity in the common areas is prohibited. Tenants are discouraged from wearing pajamas and bathrobes while in common areas of the building.

### ***7. Refuse***

Tenants shall not place any articles outside of the Apartment or outside of the building except in safe containers and only at places chosen by Owner and at the times designated by Owner. Carpets, rugs or other articles shall not be hung or shaken out of any window of the Building. Tenants shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of the windows or into any of the halls, elevators or elevator shafts. All swept up materials belong in trash containers. Recycling items should be placed in the Recycling Dumpster.

### ***8. Laundry***

Laundry and drying apparatus, if any, shall be used by Tenants in the manner and at the times that the facility manager or other representative of Owner may direct. A laundry card will be issued to each tenant at move-in. Tenants shall be responsible for keeping the card and "loading" it with sufficient monies to operate the laundry machines. Tenants are required to surrender the card at lease termination. Failure to return the card will result in a \$5.00 fee. If the card is lost or stolen, all funds on the card will be lost. Neither the Landlord nor the laundry machine vendor will be responsible for refunding any money lost on the card. A new card must be purchased by the tenant in order to use the laundry equipment. If a card is damaged, tenants must purchase a new card. If money is remaining on the damaged card, it may be sent to the vendor to see if they can determine the amount. A refund will be sent ***if*** an amount can be determined. Tenants shall not dry or air clothes out of any window in the building. Tenants should put drier sheet, lint, etc. in receptacles provided for such items. They may not be thrown on the floor.

### ***9. Keys and Locks***

Owner will retain a passkey to the apartment. Tenants agree not to install

additional or different locks or gates on any doors or windows of the Apartment, unless Owner first expressly approves of such installation in writing or as otherwise provided in Paragraphs 7(B), 7(C) and 7(D) of the lease. If changes are made to the locks or mechanism installed by Tenants, Tenants must deliver working keys to Owner. At the end of this Lease Tenants must return to Owner all keys, including mailbox keys, either furnished or otherwise obtained. If Tenants lose or fail to return any keys which were furnished to them, Tenants shall pay to Owner the cost of replacing them. If the tenant loses or fails to return the mailbox key, Tenant shall pay to Owner the cost of replacing the mailbox lock. Any payments made by Tenant will first be applied to reimburse the Owner for the cost of replacing keys or locks, after which the balance will be applied to the rent then due and owing. If Tenant requires Owner to provide entry to the apartment because Tenant does not have his/her key, Owner may charge a reasonable fee for each time it provides this service.

### ***10.Noise/Interference with the Rights and Comforts of Others***

Tenants, their families, guests, employees, or visitors shall not make or permit any disturbing noises in the Apartment or Building or permit anything to be done that will interfere with the rights, comforts or convenience of other tenants or neighbors. Also, Tenants shall not play a musical instrument or operate or allow to be operated any audio/visual equipment, including (but not limited to) a stereo, radio or television set that disturbs or annoys any other occupant of the Building or neighbor. Tenants shall refrain from disturbing other tenants by loud talking, screaming or yelling in the hallways, knocking on doors, or making calls to apartments during the overnight hours.

### **11.Violence**

Tenants shall not commit or threaten physical violence or verbally abuse another tenant, guest, security officer, staff member or neighbor. Such behaviors and actions are grounds for immediate termination of the lease agreement. Tenants shall not use aggressive, offensive, derogatory or racially charged language at any time.

### ***12Pets***

Tenants may own and keep certain common household pets in their respective units, subject to the Pet Policy and Procedure adopted by Hand in Hand. Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets and are not subject to the Pet Policy. Approval by management as evidenced by a signed lease addendum must be obtained *prior* to a tenant owning and/or keeping a pet in the unit. No pet whose adult weight will exceed 30lbs or is classified as a dangerous breed, such as Doberman Pinschers, Pit Bull and Rottweiler, may be kept at Hand in Hand.

There is a mandatory non-refundable pet fee of \$150 and a refundable pet deposit of

\$600 for a dog or a cat. Both the fee and the deposit are due and payable in full at the time of the execution of the lease addendum allowing the pet to be present.

### ***13.Moving***

Tenants can use the elevator to move furniture and possessions between the hours of 9a.m. and 6p.m. daily. Owner shall not be liable for any costs, expenses or damages incurred by Tenants in moving because of delays caused by the unavailability of the elevator. Requests to remove Owner's furniture must be made in writing (work order) at least 48 hours in advance. Owner's furniture may not be removed by tenant or others.

### ***14.Smoking, Eating & Drinking***

Smoking inside the building is permitted in the tenant's unit ONLY. The tenant is responsible for the proper disposal of cigarettes. Smoking is forbidden at all times in all other indoor public areas.

Smoking is permitted outside the building ONLY in the designated smoking area(s). **Eating is not permitted in the elevator, hallways, main lobby and other public areas, unless management designates a particular time and place. All non-alcoholic beverages should be in a covered or commercially issued container (bottle or can), including coffee. ALCOHOLIC BEVERAGES ARE FORBIDDEN AT ALL TIMES IN ALL PUBLIC AREAS.**

### ***15.Exterminator Service***

All Tenants must provide access for extermination at the designated times. Please see attached "Pest Control Rider" for additional information regarding extermination service.

### ***16.Apartment Cleanliness***

Tenants must keep their apartments clean and free of odors and clutter. In accordance with Georgia State Health Codes and City of Brunswick Fire Department Guidelines, Tenants must also keep their apartments free of any condition which may be dangerous or prejudicial to life or health. Management expressly reserves the right to inspect a Tenant's apartment for compliance with these requirements. Management further reserves the right to clean a tenant's apartment or discard clutter if the Tenant does not do so after sufficient warning. The costs of cleaning or discarding will be billed to the Tenant as additional rent. Any payments made by you will first be applied to the cleaning and discarding charges, after which the balance will be applied to the rent then due and owing.

### ***17 Apartment Inspections***

Landlord reserves the right to conduct random apartment inspections to ensure all apartments are well maintained. Inspections will check for, among other things, overall cleanliness, clutter and life safety issues. Notification will be given prior to inspections. This does not waive the right of the landlord to enter the apartment in an emergency situation as outlined in the lease.

### ***18 Loitering***

Tenants must not loiter nor permit guests to loiter outside the building.

### ***19 Business Use of Apartment***

Tenants shall not operate out of the apartment any business that involves client visits, including but not limited to music lessons, tutorials, the sale of goods, commodities or services or which burdens the building's facilities, staff or services.

### ***20 Primary Residence***

Tenants shall use Hand in Hand's building as their primary residence. Management reserves the right to terminate a tenant's lease, with sufficient and proper notice, if it is determined the tenant is residing elsewhere for the majority of each month as evidenced by being absent from the unit more than 45 days in a three month period. Tenants shall notify Management of extenuating circumstances requiring extended absence from the unit.

### ***21 Automobiles***

In order to operate an automobile on Hand in Hand's property, it must be properly and currently registered with the Department of Motor Vehicles. All vehicles must be insured, and the operator must have a valid driver's license. This policy applies to all tenants and visitors.

### ***22 Amendments***

Owner may make any additional reasonable Rules & Regulations or amendments to these Rules & Regulations, which shall become part of the lease.

**Tenant acknowledges: I have received a copy of these Rules & Regulations and I will comply with these Rules & Regulations and any amendments made to these Rules & Regulations.**

Dated: \_\_\_\_\_

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Owner Representative's Signature

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Tenant's Signature

**STATEMENT OF GOOD  
FAITH**

We take great pride in its ability to provide all tenants with a wide variety of outstanding services, which include, but are not limited to, general building maintenance, a laundry room, 24 hour security, and community activity spaces.

In order to uphold these advantages, it is extremely important that each tenant pays his Rent on the first day of each month. If for **any reason**, you find that You are having difficulty in meeting your financial obligation to the Landlord, it is **imperative** that you **immediately contact the Assistant Director for Operations**.

The Assistant Director for Operations can be reached between the hours of 8:30 AM and 4:30 p.m., by calling-----.

By signing below, you affirm that you understand the contents of the

"Statement of Good Faith." Dated: \_\_\_\_

\_\_\_\_\_

Tenant's Signature

\_\_\_\_\_

Owner Representative's Signature



**PROHIBITION ON DRUG ACTIVITY RIDER**

Rider attached to and forming a part of Lease dated \_\_, between Landlord in  
Hand, and Tenant for Apartment \_\_ in the building known as Harper's Joy  
519 Norwich Street, Brunswick, Georgia 31520.

**All tenants are on notice that this building's purpose is to serve a  
population that seeks a drug free environment to support its process of  
recovery. TENANTS ARE ADVISED THAT ANY VIOLATION OF THIS  
PROHIBITION ON DRUG ACTIVITY MAY RESULT IN THE TERMINATION OF  
THIS LEASE AND LEGAL  
PROCEEDINGS. This Rider does not limit the Owner's right to terminate  
the lease for other types of objectionable conduct or nuisance.**

Acknowledged, Understood, and Agreed

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Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_

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Owner Representative's Signature \_\_\_\_\_ Date \_\_\_\_\_

