

HOUSE RULES

TO: ALL RESIDENTS

The following rules and regulations are for the benefit of you and your neighbors. In order that all may continue to enjoy living here, your cooperation is of absolute necessity in the following areas:

SMOKING:

Absolutely **NO SMOKING** is allowed on the premises by residents or their guests.

PETS:

Absolutely **NO PETS** are allowed, with the exception of small fish.

CHILDREN:

Swing sets, slides or other play toys are not allowed on the premises, which includes the hallways, common areas, stairs or patios. (Adult supervision is required for children outside apartment building.) Children cannot play or run in the halls or on the stairways, as this disturbs the privacy of other tenants. We do not allow baby-sitting children for outside income. No skates, bicycles, skateboards, three wheelers, etc., allowed on the sidewalks, driveways, grass or indoors. Also, no swimming pools allowed on the grass.

LIABILITY:

Tenant holds the Landlord harmless for any loss or liability, including reasonable attorney fees, for the personal injury or accident sustained by tenant, their family or guests, except where such injury results from the negligence of the Landlord.

PARKING AREAS:

Onsite recreational vehicle parking (campers, trailers, boats, etc.) is prohibited. Bicycles are not to be kept in the building. Talk to the landlord for storage concerns. Any vehicle blocking access to parking stalls, garages, driveways, porch stairs or sidewalk is subject to towing at owner's expense. Residents at 5219 Walker are welcome to park in the driveway as long as another car has not parked there first. If another car has already parked in the driveway you will need to park in the street. Residents at 5211 Walker have parking behind the house with alley access. This policy is for all tenants and their guests. They also will be towed at the owner's expense. All guests are to park on the street. Cars with oil leaks must not be parked in driveway. Cars are not to be restored, serviced or washed on premises. No double parking at any time is allowed.

RIGHT TO ENTER APARTMENT:

Management has the right to enter any apartment home with 24 hour notice, or with the resident's permission at any reasonable hour for the purpose of checking for routine repairs, in the event of an emergency, or when notice has been given for re-rental of the apartment, for the purpose of showing.

LOCKS, KEYS AND ENTRY SYSTEMS:

5219 Walker residents are provided one key to the apartment, one to the building and one to the laundry room. Use your building key for entry into the front foyer and to open the back door in case of storm safety or tripped circuit breaker. 5211 Walker residents are provided one apartment key and one laundry key. In case of lock-out contact Barbara on the main floor at 5219 Walker. All lock outs will be charged a fee of \$10.00. If the first floor resident at 5219 Walker is not home see emergency numbers. There will be a \$20.00 fee if special provisions need to be made to let you in.

EMERGENCIES:

In case of Emergency, Accident, Fire, etc., call 911 (if necessary) then call Chuck or Bonda Ehlers at 466-9775 (home) or 202-3745 (cellular) or 202-3746 (cellular), or Gus or Trisha Conroy at 466-5375.

MAINTENANCE:

For routine maintenance call 466-9775 (leave message). Notify us right away of problems as to prevent further damage to property. If emergency maintenance is required refer to phone list under EMERGENCIES.

PARTIES:

This is NOT a party house! Large social gatherings are not allowed in individual apartment units or on the porch or patio. Tenants will be held responsible for acts of guests which may cause damage to the premises or to others.

APARTMENTS:

Ceiling fans, blinds or any additions approved by the management will be considered permanent fixtures and must be left at the time the apartment is vacated. No foil, posters, or adhesive materials will be allowed on windows or doors. Holes in the walls will need to be repaired under owner's supervision before vacating the apartment.

PORCH, FOYER AND COMMON AREAS

We ask that you do not store trash or personal items on the porch, in the foyer or other common areas. Bicycles are to be in the racks behind the buildings. Absolutely no items stored in the hallways, per NEBRASKA FIRE LAWS.

INSURANCE:

Since insurance carried by the owner does not insure your personal property against such perils as fire, windstorm, theft, water damage, vandalism, etc., WE STRONGLY RECOMMEND that you contact your insurance agent and obtain a Tenant Homeowner's policy to protect your belongings. Waterbeds must have prior approval of the landlord and if approved a paid up receipt for renters insurance must be presented and maintained as long as the waterbed is being used..

LAUNDRY ROOM:

We are not responsible for any damaged or stolen items. Hours and rules for use of the laundry facilities will be posted and are subject to change. Noise consideration for other tenants must be followed at all times.

NOISE:

All stereos, televisions and other noises including slamming the front door and running on the stairs must be kept at a minimum after 10:00 P.M., and earlier if requested by another resident.

These rules and regulations become incorporated in your rental agreement. Additional rules and regulations may be posted or mailed to residents from time to time. Posting or mailing of such rules and regulations shall constitute notice to the residents and resident agrees to abide by the same.

If at anytime you have suggestions for improving the quality of life in the complex, or desire assistance, please feel free to contact us. We are here to serve you, and hope you will enjoy your apartment home.

I _____,
have received a copy of the House Rules and have read and agree to abide by them as presented here and understand that other rules may be incorporated by written notice from the owner as becomes necessary.

Signature

Date