

## CONESTOGA CROSSING APARTMENTS

### Policies and Procedures Addendum

### “HOUSE RULES”



*In order to maintain the highest quality of living environment for the Residents of Conestoga Crossing Apartments, the Management is providing you with these “House Rules.” Some of these regulations may seem obvious, but we present them because we all come from different housing experiences. The Management believes that following these very clear guidelines will enhance your life in this community.*

#### A. GENERAL

1. This document is an addendum and is part of the Rental/Lease Agreement dated between Christensen Limited Partnership the Owner/Agent and \_\_\_\_\_ Resident for the premises located at:  
Conestoga Crossing Apartments Number \_\_\_\_\_,  
740-842 N. Michael Street, Fremont, NE 68025.
2. New policies and rules or amendments to this document may be adopted by Owner/Agent upon giving 30 days notice in writing to Resident.

#### B. NOISE AND CONDUCT

1. Residents and their guests shall not make or allow any excessive noise in the unit nor permit any actions which will interfere with the rights, comforts or conveniences of other persons.
2. Residents and their guests shall refrain from creating or allowing to be created any noise that is disturbing to other Residents between the hours of 10:00 pm and 8:00 am.
3. Residents and their guests shall refrain from playing musical instruments, television sets, stereos, radios and other devices at a volume which will disturb other persons at any time.
4. Residents and their guests shall refrain from activities and conduct outside of the unit (in patios, common areas, parking zones &/or recreation facilities) which are likely to annoy or disturb other persons.
5. Note that: a) The use, manufacture of, sale or possession of illegal drugs or substances, b) prostitution or promotion of prostitution, c) intimidation and d) burglary are all considered “outrageous conduct in the extreme” and are strictly forbidden on the premises, in the units, on the apartment complex grounds or in the vicinity thereof. Any illegal acts performed on the premises will be considered a violation of the lease and the lease will be terminated immediately.

### **C. CLEANLINESS AND TRASH**

1. Residents shall keep the unit clean, sanitary and free from objectionable odors at all times.
2. Residents shall ensure that papers, cigarette butts and trash are placed in appropriate receptacles so that litter is not created on or about the Resident's unit.
3. Residents shall ensure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
4. Residents shall ensure that garbage is not permitted to accumulate and that it is placed on a daily basis in the trash containers provided for that purpose. Residents shall ensure that large boxes are broken apart before being placed in the trash containers. Residents shall be responsible, at their expense, for hauling to the dump those items too large to fit in the trash containers.
5. Residents shall ensure that furniture is kept inside the unit and that unsightly items are kept out of view.
6. Residents shall refrain from leaving articles in the hallways or other common areas.
7. Residents shall refrain from shaking or hanging clothing, curtains, rugs, towels and other coverings and clothes outside of any window or balcony.
8. Residents shall refrain from disposing of any combustible or hazardous material in trash containers or bins.

### **D. SAFETY AND SECURITY**

1. Security is the responsibility of each Resident and each guest. Owner/Agent assumes no responsibility or liability, unless otherwise provided by law, for Residents' and guests' safety and security or for injury or damage caused by the criminal acts of other persons.
2. Residents should ensure that all doors are locked during Residents' absence. Residents must notify Owner/Agent if door locks become inoperable.
3. Residents should ensure that all appliances are turned off before departing from the premises.
4. When leaving for an extended period, Residents should notify Owner/Agent how long Residents will be away.
5. Prior to any planned absence from the unit, Residents shall give Owner/Agent authority to allow entry to the unit to designated person(s) and provide Owner/Agent with the name of any person or entity permitted by Residents to enter the unit.
6. Residents are requested to refrain from smoking inside the units.
7. Residents shall refrain from using or storing gasoline, cleaning solvents or other combustibles in the unit.
8. Residents shall refrain from using charcoal grills on porches, balconies or patios adjacent to buildings, as such use would constitute a fire hazard. Use of barbecues or grills indoors is prohibited due to risk of death from asphyxiation.
9. Resident shall ensure that no personal belongings (including bicycles, play equipment or other items) shall be left unattended around the complex.

