



GEHRING PLACE PROPERTY RULES - EFFECTIVE JUNE 2020

EMERGENCY CONTACT INFORMATION: We request emergency contact information be kept on file with us. This is to ensure that in case of emergency where you are unable to contact anyone, we can notify the appropriate parties on your behalf.

GATES/LOCKS: Gehring Place does not promise, warrant or otherwise guarantee the safety or security of residents, occupants or their personal property against criminal actions of other residents or third parties. For your protection and the protection of the property, the back and front gates are fashioned with keyed locks. Do not leave the gates ajar or propped open at any time. Gate keys will be provided upon move-in.

KEY POLICY: Upon move in, keys for the apartment door, gates, pool and mailbox will be provided. Lost/replacement keys will be provided at tenant's expense (\$50/key).

EMERGENCY EXIT: It is recommended that you leave your door key in the lock after you arrive home. This way, it will always be available and in the door in case of an emergency that requires a quick exit.

PETS AND THE COURTYARD: The courtyard and the parking areas are urinating/poop free zones. This is to minimize potential contamination of E.coli or other bacterial waste transferring into apartments. Please assist your pet in doing their business outside of property grounds. Pets must be on a leash at all times when outside your apartment.

VEHICLES & ASSIGNED PARKING: Keep your vehicles in running, working condition, as inoperable vehicles or vehicles with expired license/inspection sticker are not allowed to be parked or stored on property. All repairs must be done off property. Gehring Place must be provided current make, model, color and license plate information for your vehicle. Tenants must park in the assigned parking space that correlates to the leased apartment number. If a unit is occupied by two tenants, parking is tandem (one in back of the other), allowing for neighboring spaces access to get in and out. Each unit is only allowed two vehicles maximum. Tenants are not allowed to park in another unit's assigned parking space. Also, Houston is a major metropolitan area and thieves patrol in every neighborhood. Please ensure that you leave nothing in sight in your car that may entice a thief to break in – they look for anything of value, even nice sunglasses. If you have a car/SUV with a rear door that lifts up, please be aware of the clearance between your rear door and the carport cover to avoid damage to your vehicle. We are not responsible for your vehicle while on premises.

VISITOR PARKING: If you have guest, you must park tandem. There is only one additional visitor parking spot on the property-in front of the front gate. Please limit the length of time your guests use these spaces so that all tenants may have use of them as well. There are some spots along the streets in our neighborhood – please be mindful of no parking signs and fire hydrants (you must be 15 feet away from a fire hydrant)

MAINTENANCE REQUESTS: All maintenance requests must be submitted in writing via your tenant portal unless it is an emergency. Please attach photos of the repair needed. The tenant portal is located at <https://secure.rentecdirect.com/login>. Instructions and access login is given via separate email. We encourage you to let us know as soon as possible if there is anything in need of repair in your apartment so that we may repair it quickly. Water dripping/leaks must be reported immediately through the portal. For true emergency maintenance needs, please call 713-309-6781.

TOWING & SERVICES: We have contracted with H-Town Towing at 713-692-3900 for towing services. You may call them directly, give your name and apartment number and request that anyone parking in your space be towed. This will be at the owner's expense. Also, you will be given an H-Town sticker to put on the back window of your vehicle. This lets H-Town know that you are a Gehring Place resident and not to tow your car if you inadvertently park in someone else's space. H-Town is authorized to tow any car parked as follows, regardless of whether you are a resident or have a sticker in your window: in front of the fire hydrant, perpendicular to assigned parking spaces, in front of the trash dumpster, in front of the emergency entrance gate at the back of the property, unattended cars parked in the middle of Gehring St. or Charleston St. In addition, unless you have a prior agreement with Gehring Place, vehicles that are inoperable, have expired registration or are on jacks/blocks will be stickered and given 48 hours to correct before being towed. Lastly, H-Town Towing offers their services to all Gehring Place residents at a discounted rate. Their services include: 24-hour towing, lockout services and battery jumps.

ELECTRONIC RENT PAYMENT: For your convenience, monthly rent can be paid via electronic means via your tenant portal. Instructions for this service is provided in a separate email.

UTILITIES: Gehring Place provides water, wastewater and trash services. Electricity and gas services must be in tenant's name no later than move in date. Electricity and gas services must be maintained throughout the lease.

RENTER'S INSURANCE: Gehring Place is not responsible for any damage/loss to your personal property. All tenants are required to maintain \$100,000 renter's insurance policy for personal property and property liability that must be in effect at move in date and throughout the entire lease. AGI Gehring, LLC must be listed as additional insured on your renter's insurance policy. Proof of insurance must be provided.

OCCUPANCY: Each apartment is limited to no more than 2 occupants per apartment. All occupants must be listed on the lease.

POOL: Pool hours are from 9 am to 10 pm daily. One pool key will be provided for each apartment. Please ensure that the pool gate is locked when you leave the pool area. Do not remove the furniture out of pool area. In case of emergency, a 911-only phone is available at the pool. No animals or glass containers are allowed in the pool area. Residents should accompany all guests to swimming pool. Only two guests are allowed per apartment. Loud music is not allowed at the pool. There is no lifeguard on duty – swim at your own risk. Additional pool rules are posted within the pool gates and are to be followed at all times.

NOISE: Loud music is not allowed. Music, including the bass, should not be heard beyond your apartment boundaries. Please be courteous to your neighbors and refrain from creating loud noises or music.

BAR-B-QUE: City ordinance does not allow any type of bar-b-que pits inside apartments or within 10 feet of the building. Gehring Place has provided a charcoal bar-b-que pit for your use at the back of the property. We ask you to provide your own charcoal and clean out the pit for your fellow tenants when you are finished. When the coals are cool, please place them in the provided metal bucket and ensure that the lid is securely closed.

SMOKING: Smoking is not permitted inside the unit. Do not throw butts anywhere on property grounds. This is not only unsightly, it is a fire hazard.

CABLE SERVICES: Satellite dish equipment is not allowed to be affixed temporarily or permanently to any part of the property. Additionally, satellite dish equipment cannot be placed on walkways either in front or behind your apartment. At this time, ATT is the only provider that provides services at the Gehring Place location.

WALL HEATERS: To ensure your safety, we have decommissioned the wall heaters (some apartments no longer have these). Use of these units is not allowed.

AIR CONDITIONERS: The air conditioners in some units come with a remote control. It is your responsibility to ensure that this remote is in good working condition and is turned in at the end of your lease. You will be charged a \$185 fee for a lost remote. Lost remotes will not be replaced. You can elect to forego having the a/c remote if you do not want to be responsible for it.

BRICK ACCENT WALL: We do not allow anything to be hung on the brick accent wall inside the apartment, nor is painting the brick accent wall allowed. Upon move in, any current damage to the brick accent wall should be noted on your move-in inspection report.

BUTCHER BLOCK COUNTERTOPS: Butcher block countertops have been installed in several apartments. We expect a certain amount of wear due to routine usage. However, they are **NOT** to be used as a cutting board, butcher block or cutting surface of any kind. Do not use abrasive chemicals, scrub pads, or other harsh chemicals on the countertops.

The Butcher Block countertops are sensitive to heat, so please use a trivet or heat resistant surface to protect the wood surface. If damage occurs, the cost to repair or replace will be deducted from your security deposit.

PAINTING: All painting changes must be performed by our approved vendor. Painting cannot be done by tenants. Please contact us with any questions about this service. A drastic color choice will require an additional fee due to the extra work required to return to the original paint color.

FIRE EXTINGUISHERS & SMOKE DETECTORS: Per city code, you are required to ensure that each smoke detector has working batteries installed. If there is an incident of fire and it is found that you did not maintain the smoke detectors, you would be liable for all damages to the property plus penalties and court costs. We mention this to ensure that you never have this situation.

Please let us know if your smoke detector is not working after you test it or if your fire extinguisher is out of the green range. Replacements will be provided promptly.

APARTMENT MAINTENANCE: Tenants must keep the Apartment clean and sanitary and use the Property only in ways that are sanitary, clean, non-infested and non-disruptive. If Gehring Place finds any of these conditions, Gehring Place has the discretion to have the Apartment cleaned and/or treated at Tenant's expense. Notification, with an acceptable period to remedy the situation, will be provided. Tenants must remedy within the timeframe provided, else subject to charges to clean and/or treat the apartment and potential termination of lease. Also, do not leave open food as this encourages pests.

SHOWER CURTAIN: Use a shower curtain when taking a shower to prevent water from damaging bathroom walls, floors and potentially running to lower floors. The bottom of the shower curtain should be placed inside the tub. If you need a shower guard, please let management know via the maintenance request feature of the tenant portal.

BATHTUBS: Gehring Place bathtubs have been resurfaced. Do not place bathmats in the tub. Do not use abrasive chemicals, scrub pads, chemical drain cleaners or other harsh chemicals on the tub.

CEILING FANS: Fan light bulbs cannot exceed 40 watts. Higher wattage could cause failure. If you need more light, LED bulbs can often give brighter lighting at 40 watts than incandescent bulbs.

TOILETS: Flush toilet paper and human waste down your toilet... and nothing else. Paper towels, tissue, feminine articles, etc. will not dissolve and will cause the toilet to overflow.

BLINDS: Please be gentle with the blinds as strenuous pulling will crack the unit. If this occurs, the tenant will be responsible for replacement.

SINK: Garbage disposals are not provided. Therefore, ensure that food waste is removed from the sink and thrown away. Do not try to force or rinse food waste down the drain. Do not use abrasive chemicals, scrub pads or other harsh chemicals in the sink.

TRASH: All trash must be placed inside the dumpster-do not place near the dumpster or on top of the lid. Please do not leave the trash outside your front door as it is very unsightly and may attract rodents and insects. Leaving items outside the trash bin will result in \$150 fee.

BICYCLES: Bicycles can be kept in the designated bicycle rack. They cannot be kept on the balcony or in the common space. Please ensure that your bicycle is locked around the frame (not through the wheel) with a sturdy lock at all times to help deter/prevent theft. We recommend keeping bicycles inside the property gates and we recommend using U-Locks as they are better than cable locks.

BALCONIES: The balconies/second floor walkway is made of natural wood. As such, placing any items that could damage/rot the wood is prohibited. The walkway must be kept clear at all times to ensure easy access in case of fire. Hanging items over the railing or anywhere in the walkway area is strictly prohibited.

WASHING STATION: A washing station is available across from the laundry room. This can be used to wash things like pets, bikes, shoes, etc. Please ensure that the spigot is completely closed so to keep it from dripping water and creating a wet/soggy area.

WATERBEDS: Waterbeds are not allowed at Gehring Place.

OTHER: All other items are detailed in your lease agreement.

Failure to adhere to the property rules will be a breach of your lease agreement and may result in termination of your right to occupy your apartment. Any repair or replacement costs required as a result of these rules not being followed will be charged to the resident.



Property Rules are in effect immediately regardless of signature.

Gehring Place is an Equal Housing Opportunity Property and we follow all fair housing laws.