



RULES OF OCCUPANCY

1. Resident, members of his/her household and visitors shall comply with all laws and ordinances of the State of Nebraska, the County of Douglas and the City of Omaha.
2. Controlled access cards are for Resident use only. Residents may not allow third parties to use the access card for entry. Lost or stolen cards must be reported immediately to the Site Manager.
3. Resident shall notify Management promptly of the need for any repairs to the premises.
4. Management shall not be responsible for any personal property, including mail, left with any OHA employee.
5. Quiet should be maintained at all hours of the day and night. Resident shall not conduct or permit loud parties or noisy activities in his/her dwelling or in any manner create a disturbance that would cause annoyance or discomfort to other residents or to the community.

CHILDREN AND GUESTS

6. You are responsible for the conduct of any and all guests including wanted and unwanted. These guests must adhere to all obligations of your lease and house rules. You will be held responsible for your guests' conduct.
7. Resident agrees to seek permission from Management when it is desired to accommodate guests or relatives in assigned unit for one week or more.
8. Parents or guardians are responsible for the conduct of their children.
9. Children under school age are not allowed in public or recreation areas of the towers unless accompanied by a parent or guardian. Guests are not allowed in public or recreation areas of the towers unless accompanied by a resident.
10. Children are not allowed to play in hallways or passageways.

COMMON AREAS AND HALLWAYS

11. All common area space (lobby, halls, community rooms and offices) in OHA buildings are designated as nonsmoking to insure the safety and enjoyment of the common area space by all residents.
12. There shall be no loitering, congregating or gathering in any exterior area of the building or development without prior written permission from management.
13. No household or other property may be stored outside your dwelling.
14. Passages and hallways shall not be obstructed, used for child's play or for any other reason other than entering into and exiting from the buildings or units.
15. Laundry rooms must be kept clean and children must be accompanied by an adult while in the laundry areas. Vents must be installed properly on all dryers.

THE INTERIOR OF YOUR HOME

16. Residents shall keep the premises in a clean and sanitary condition and submit to a housekeeping inspection at least once a year.

17. You may not display signs or hang articles of any description from the windows or doors. No articles of any description may be placed on the exterior windowsills. Nothing shall be thrown from the windows nor swept or thrown out of the doors of any dwelling.
18. You may use only picture hooks and other fasteners of the appropriate size and which are intended for that purpose.
19. Where necessary, Residents must use appropriate window coverings designed for that purpose.
20. Painting and wallpapering of units is prohibited without prior approval from Management.
21. You must deposit all garbage, trash and rubbish in a suitable container provided for the same. Plastic liners or paper bags must be used to take garbage to the dumpster or trash shoot. No trash or rubbish is to be left outside dumpsters or your unit.
22. Inflammables (gasoline, solvents, propane tanks, etc.) must not be kept in the dwelling unit.
23. Plumbing, electrical or gas-burning equipment shall not be used for any purpose other than that for which it was intended.
24. Feminine products, diapers or other improper articles shall not be thrown into plumbing fixtures. The tenant shall pay for any damage resulting from misuse of such facilities.
25. Running extension cord wiring for electrical appliances or fixtures in violation of the municipal code is prohibited. Running cords from one unit to another is strictly prohibited. Ironing of clothing is prohibited on any floor surface.
26. Units are sprayed for roaches on a regular cycle. You must be prepared for treatment and **YOU MUST ADMIT THE TECHNICIAN TO TREAT YOUR UNIT**. Written notice will be provided at least 48 hours in advance.
27. Waterbeds are prohibited without prior approval from management and tenant must possess liability insurance. Proof of this insurance must be furnished to management and will become part of the permanent records. You are responsible for any damages incurred as a result of possessing a waterbed.
28. Resident agrees to seek a permit to install an air conditioner in his assigned unit. Air conditioners must be installed so that they are level and secure. No anchors may be installed onto the building without prior permission.
29. Dogs, cats and other household pets are prohibited under the terms of your lease unless a pet agreement has been signed and a deposit made. Temporary care and keeping of another resident's or third party's pet is not allowed.
30. If there is a basement, bedrooms may not be set up in basements where there is not a proper bedroom set up or egress in case of fire as required by city code.
31. All items must be kept at least 3 feet away from furnace and hot water heater area due to fire hazard
32. Dryer vents must be properly attached and vented to the outside. Lint should be cleaned off area as it is a fire hazard.
33. Up to third floor- there must be one window in each room both inside and outside that is not blocked so it may be used as an exit in case of fire.

THE EXTERIOR OF YOUR HOME

34. Propane and charcoal grills are permitted only in designated areas as long as they are properly attended. Propane and charcoal grills are not permitted on balconies or within 10 feet of the dwelling. Propane and charcoal grills are not permitted inside your unit. Propane tanks are not to be stored within your unit and should be secured in a safe place outside of the unit. Propane and charcoal grills are permitted at tower locations only during a Resident Association function.
35. No motorcycles, minibikes, OR, RV's or boats are to be stored on the property other than where permitted by local covenant.
36. No antenna of any description or satellite dishes shall be installed on the buildings or hung from the windows. Single family homes - may be set up on pole in yard.
37. All personal possessions must be kept inside the building, including children's toys, garden hoses, bikes, etc. Only plants and outdoor furniture are allowed on patios.

38. Household or other property must not be stored outside the dwelling unit. Hazardous items such as refrigerators or other appliances shall not be stored on the patio or exterior space of the property. Resident will be provided with a 48 hour notice to remove unauthorized items such as trash or other prohibited items stored on the patio, deck or other exterior space. If not removed by Resident within the 48 hour notice period, said items will be removed and disposed of immediately by OHA at the Resident's expense.
39. Where applicable, trash cans may not be placed in front of units. Any trash cans stored outside must have lids on them.

SINGLE FAMILY DWELLING

40. If you reside in a single family dwelling, you are responsible for maintaining the lawn and yard. Yard work includes: mowing lawns, trimming bushes, raking leaves, and cleaning gutters.
41. Lawns should be mowed on a regular basis so that the grass height is no more than four inches. Lawns should be watered and treated for weeds on a regular basis.
42. Yards should be free of debris and trash.
43. Porches and steps should be clean and free of hazards
44. Storm doors should be clean with glass and screens intact.
45. Snow and ice must be removed from porches, steps and sidewalks within 24 hours of snowfall end.
46. Disconnect hoses from outside faucets, turn off water to the outside faucets and drain the lines before winter time to avoid frozen and broken pipes in the spring.
47. Utilities paid by resident must be paid promptly and not disconnected for any reason.

VEHICLES

48. No car or other vehicle maintenance or washing is permitted at any tower or family development locations unless in the case of an emergency such as a flat tire or battery changing.
49. Each resident is required to register his or her vehicle with OHA management and display an OHA parking sticker on the vehicle. Improperly licensed vehicles or inoperative vehicles will be towed at the owner's expense.
50. Cars shall be parked only in designated parking areas.
51. Cars are not to be parked on the lawn. Residents will be charged a minimum of \$25.00 for any instance of driving or parking on yards. This charge will also apply if a Resident's guest drives or parks on the yard. If actual damages are in excess of \$25.00, the Resident will be charged the amount required to repair the yard.
52. There is no parking in front of or blocking any dumpsters or driveways. Doing so will result in immediate tow.
53. Open storage of personal belongings or trash in any vehicle is not permitted

DRUGS AND CRIMINAL ACTIVITY

54. Under current HUD and city ordinances, no criminal activity of any nature including, but not limited to, gang activity, drugs, prostitution, fencing stolen articles, etc., is permitted either in your unit, around the buildings or on the grounds. Illegal activity of any nature will be reported to the police.
55. Alcoholic beverages are not permitted in the common areas or on the grounds.

I fully understand the rules of occupancy for the Omaha Housing Authority.

Resident Signature

Date