

Mariners View House Rules

Parking:

- Spaces are assigned by apartment number. Arrangements for a second vehicle must be made with the Manager.
- Vehicles must be licensed, in good condition, and parked in designated spaces with proper permits/stickers.
- No vehicle repairs or cleaning are allowed on the premises. Oil/gas leaks are not tolerated.
- Unauthorized parking may result in towing at the owner's expense.

Storage:

- Recreational vehicles are generally not permitted but may be allowed in a specific area with the Manager's permission for a fee.
- Combustible materials are restricted.

Alterations/Repairs:

- No alterations, changes, repairs, or remodeling without Landlord's written consent.

Cable/Telephones:

- Basic cable is provided in the living room only. Additional locations/channels are the Lessee's responsibility.
- No surface-mounted wiring is allowed. Installations require written approval and professional workmanship.

Bicycles:

- Bike shed access is available with a key (replacement fee for lost keys).
- Shed is for bicycle storage only.

General Conduct/Appearance:

- No aerials, storage of goods/bicycles on balconies, or hanging of items that detract from the appearance of the premises.
- No pets allowed.
- Premises are for residential use only (no business use).
- Restrictions on using tacks, screws, or fasteners.
- Guest stay limits are determined by the Lessor. Maximum occupancy: 4 residents per apartment.

Absences:

- Extended absences (over 7 days) require a "Notice of Extended Absence" form.

Lawful Use/Disturbance:

- No unlawful activities or disturbances are permitted.

Additional Rules:

- Mattress pads/covers must be used and maintained. Replacement cost for damaged covers is \$15.
- Waterbeds require written consent and proof of insurance.
- No unauthorized lock changes.
- Telephone outlets are designated.
- Head bolt heater switch should be off when not in use.
- Noise levels should be controlled; quiet hours are from 10:00 PM.
- Fireplace dampers must be managed correctly to prevent smoke damage.

- Careful smoking is required. Special cleaning due to smoking may be charged. *No cigar smoking permitted.*
- No smoking in common areas.

Waste Disposal:

- Garbage must be bagged and placed in the dumpster.

Security:

- The building intercom is for convenience only. Residents should ensure doors are locked and prevent unauthorized entry.

Maintenance:

- Report on maintenance issues promptly. Lessees may be billed for repairs needed due to negligence.

Important Reminders:

- Report operating deficiencies immediately.

Contact Information:

- Mariners View Manager- Candace 907-301-6485
- Accounting Office: 2525 Blueberry Rd Suite #105, Anchorage, AK 99503.
- Maintenance Emergency: Mike 907-351-9360

Cooking:

- Use the kitchen fan while cooking to prevent odors in corridors. Clean the filter regularly.

Dishwashers/Plumbing:

- Do not overload dishwashers. Use only appropriate detergents.
- Do not flush inappropriate items (paper towels, etc.). Lessees will be billed for damage.

Garbage Disposal:

- Run cold water when using the garbage disposal. Do not dispose of bones or hard objects.

Laundry:

- Washers/dryers are for personal/household items only.
- No cleaning with flammable materials. Clean lint traps after each use.

Keys:

- Keys are only for use by Lessees.

Responsibility:

- Lessees are responsible for the actions of their guests.

Children:

- Children must be supervised and are not allowed to run, jump, or yell in common areas.

Deck Usage:

- Small hibachi BBQs with short legs are not allowed on decks.

This re-typed version should be easier to read and understand.