

Amenity Information

Business Center

Hours: Open during normal business hours.

Description:

The business center is located in the Leasing Office and has a fax machine, Internet access, and a copier.

Rules and Regulations

1. Users may not install or download any program, file, or software updates onto the cyber café computers. Files created on the cyber café computers will not be private and will be deleted.
2. It is not acceptable to use Internet access for any purposes that violate U.S. or state laws, to transmit or receive material that is threatening, obscene, harassing, discriminatory, defamatory, or pornographic, or to interfere with or disrupt network users, services, or equipment. Disruptions include but are not limited to: distribution of unsolicited advertising, propagation of computer worms and viruses, and using the network to make unauthorized entry to any other machine accessible via the network.
3. Users may not alter or damage existing hardware or software, including but not limited to changing configurations, settings, and preferences. Creating auto-logins to your personal accounts is not allowed. This creates problems for other users and is a risk to your own privacy.
4. Users may make only authorized copies of copyrighted or licensed software or data. It is the user's responsibility to ensure that copyright law is not violated and that authors/creators are compensated when applicable.
5. Users are advised to refrain from revealing their personal address, banking or credit card information on the Internet.
6. Children 17 years of age and younger must be accompanied by an adult when using any of the cyber café computers, including the Internet. Older children may use the Internet independently; however, monitoring what a child views on the Internet remains the responsibility of the parent or guardian.
7. The user is responsible for any damage caused to the cyber café computers and for any losses or damages sustained by the owner as a result of the user's use of the computers.
8. Be certain that your Recreational Activities Waiver is signed and current.
9. Violators of the above will have their computer/Internet privileges permanently revoked.

Community Center

Description:

The Morningside Community Center can be rented between the hours of 9:00 a.m. and 10:00 p.m. for \$75 - \$150 per hour (depending on the number of people). These rates include the community room, kitchen space, extra tables and chairs, and access to restrooms. To utilize kitchen equipment (stove/microwave), there will be an additional fee of \$125.

To reserve the community room:

- You must be a current resident.
- Dates are on a first-come, first-served basis.
- Resident must be current on rental payments.
- Contract must be signed at the time of reservation.
- \$100 due when signing contract (fee will apply to total rental amount).
- Total rental amount must be paid 72 hours before event.
- All payments must be in money order or certified check only.
- You must provide all cleaning supplies, decorations, and trash bags.
- You may rearrange the room to fit your needs; however, you must return the room in the exact condition you receive it.
- You must provide your own entertainment. You will not have access to our audio system.

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- You will be held responsible for all of your guests and will be liable for all or any damages caused during your event.
- To make reservations, please contact the leasing office.

Dog Park

Description:

Contact the office if you have questions.

Fitness Center

Hours: Open daily 5:00 a.m. - 10:00 p.m.

Description:

The fitness center offers treadmills, steppers, elliptical machines, weight machines, and bikes. No classes are offered.

Rules and Regulations

1. The fitness center is to be used at your own risk.
2. An adult resident must accompany individuals under the age of 16.
3. Children under the age of 12 are not permitted on the equipment at any time and must be supervised by an adult at all times.
4. Be certain that your Recreational Activities Waiver is signed and current.
5. Rubber-soled shoes and shirts must be worn at all times in exercise areas.
6. "Horseplay," fighting, dangerous conduct, and any other activity disrupting another resident are not permitted.
7. Please be considerate of others and wipe down all machines when you are finished.
8. Food and alcoholic beverages are not permitted at any time. Closed plastic beverage containers are permitted.
9. Smoking is prohibited.
10. Secure all of your personal belongings. Home Properties is not responsible for any lost or stolen items.
11. Please report all equipment malfunctions to the Property Manager.
12. Become familiar with the equipment before use.
13. It is strongly recommended that you consult with your physician before starting an exercise program.
14. If you feel faint, dizzy, short of breath, strained, or uncomfortable, stop immediately.

Laundry Room

Description:

Rules and Regulations

1. Home Properties assumes no responsibility for lost, stolen, or damaged articles.
2. Please be courteous and remove your clothing from washers and dryers promptly.
3. Please help us keep your laundry center clean.
4. Please do not bring food, beverages, or pets into the laundry center.
5. Laundry center trashcans are not for household garbage.
6. Please use only the recommended amount of detergent/bleach.
7. Please clean dryer lint filter before each use.
8. Please report any problems to the leasing office immediately.
9. Please do not overload the washer or dryer. Your laundry may not be as clean, and it will take longer to dry your clothes. Overloading may cause equipment breakdowns.

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Picnic & Barbeque Areas

Description:

Rules and Regulations

1. Grilling is not permitted within 15 feet of buildings, landscape, or other similar structures.
2. Please extinguish any hot coals before leaving picnic area.
3. Never dispose of hot ash in combustible containers.
4. Please dispose of all trash in the proper containers.
5. Picnic tables are available on a first-come, first-served basis.

Playground

Description:

Rules and Regulations

1. Be careful. Use playground at your own risk.
2. No glass containers.
3. No alcoholic beverages.
4. No profanity, rough playing, or yelling permitted.
5. Please use equipment properly. No climbing on outside of equipment.
6. No throwing of objects.
7. No loitering or trespassing allowed.

Swimming Pool

Hours: The Pool will be opening on May 24, 2008

During school hours, pool will be open 4pm-8pm.

When school is done hours will be 12pm-8pm.

Monday: Closed

Tuesday - Sunday: 12:00 p.m. - 8:00 p.m. (After school is out for the summer)

Should a holiday fall on a Monday, the pool will be open on Monday and closed on Tuesday.

Description:

The pool season opens Memorial Day weekend and closes on Labor Day.

Please come to the leasing office to get your pool pass forms. You will need current pictures for everyone on the lease in order to obtain a pool pass. Passes will not be given on the day you bring in the application. Pool Passes may take up to 2 days to process.

Swimming pools may be open on a part-time basis while lifeguards are still attending school. It may become necessary to open the pool only on weekends during this period.

The pool rules and regulations are for the protection and benefit of all to ensure safe and sanitary operation of the pool facilities. Your cooperation in abiding by these regulations will afford pleasant relaxation and recreation for all concerned. Residents are requested to caution their families and guests to observe all rules and regulations and obey the instructions of the lifeguard. All persons using the pool may be required to identify themselves to the lifeguard.

1. All persons using the pool will be required to have badges at all times. The gate attendant or lifeguard will request any person whose badge is not visible to leave the pool area. Lost badges will be replaced at a cost of \$20.00.
2. Guests using the pool facilities must be accompanied by a current resident and are subject to the same rules and regulations as residents. Residents will be responsible for their guest(s).

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3. The cost of any property damage will be charged to the responsible party.
4. Management will not be responsible for loss or damage to any personal property of any kind.
5. The pool may be closed at any time due to either breakdown or other operational difficulties and at the discretion of the lifeguard.
6. All bathers must shower before entering pool.
7. Children under 4 years of age are not permitted at the main pool at any time.
8. Children under 4 years of age may use the wading pool only when accompanied by an adult who must remain at the wading pool as long as the child is there.
9. All children under 14 years of age must be accompanied by an adult (their parent or guardian) in the pool area.
10. Children will not be permitted to use the deep water area pool until they can comply with the minimum standards for water safety as determined by the lifeguard. It shall be the responsibility of parents to ensure that their children are orderly and obey all rules and regulations of the pool.
11. Children whose height does not conform to the lowest possible water depth must be accompanied by an adult in the swimming pool.
12. Children may not use the dressing room of the opposite sex.
13. Running, pushing, wrestling, ball playing, or causing undue disturbance in or about the pool area will not be tolerated.
14. Life preservers, inner-tubes, water wings, or play equipment may not be used in the pool without express permission of the lifeguard. (This does not include instructional devices used in conjunction with training under the direction of qualified pool attendants.)
15. Pets are not permitted within the pool area.
16. Wheeled vehicles are not permitted in the pool area.
17. Street foot wear is not permitted on the concrete apron portion of the pool area.
18. Admission shall be refused to all persons having any infectious disease, sore or inflamed eyes, colds, nasal or ear discharges, or any communicable disease of any kind. Persons with excessive sunburn, open sores, or bandages of any kind will not be permitted.
19. Spouting of water and similar unhygienic actions will not be permitted in the pool.
20. It is requested that robes/cover ups be worn from your apartment to the pool area.
21. Abusive or profane language or breach of the peace will not be tolerated.
22. Intoxicants may not be brought into the pool area. Food will not be consumed on the concrete apron portion of the pool area. Trash and refuse must be placed in the receptacles provided.
23. All persons use this facility at their own risk and in conformance with all rules and regulations. Any person may be barred from the pool or pool area at the discretion of the lifeguard.
24. The lifeguard is responsible for the strict enforcement of the rules. They have authorization to temporarily deprive any resident or guest of this facility.
25. These rules may be revised or additional rules established at any time.
26. Management reserves the right to refuse entry or deny pool privileges to anyone at its sole discretion.

Tanning Bed

Description:

Contact the office if you have questions.

Tennis Court

Description:

Rules and Regulations

1. Be careful. Use of tennis courts is at your own risk.
2. The tennis courts are to be used for playing tennis only. Skateboarding, rollerblading, bike riding, or any



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other activity other than tennis playing is prohibited.

3. Please contact the leasing office if nets are down. We keep them down to reduce potential damage.

Volleyball Court

Description:

Contact the office if you have questions.

Storage

Description:

Each apartment has a storage closet in their building at no additional charge. A key to the storage room is provided to residents. Residents must lock their own closet.