

Evangeline Trace

APARTMENTS

506 Grand Prix Blvd., New Iberia, Louisiana 70563 | 337.364.6004 ofc | 337. 412.1820 emergency | 337.364.9894 fax

HOUSE RULES

(Revised 8/29/23)

The following rules have been established for your protection, pleasure and convenience. These rules are to be strictly observed and will be enforced by the Management and the Courtesy Officer. We ask that you please read carefully and give us your full cooperation so that we can make your apartment home a better place to live and one in which we may all take pride.

1. Children are welcome here, but by necessity, certain restrictions must be placed on their activities.
 - a. Children under 13 years of age cannot be in public areas or recreation areas unless accompanied by a parent or a family member 18 years of age or older.
 - b. Children under 18 years of age are not allowed to play or loiter in the laundry room.
 - c. The schools provide school bus transportation for the convenience of our children. The children must behave in a manner so as to not disturb the bus driver and the children waiting or riding.
 - d. Children are not allowed to play on porches or balconies.
 - e. Children are not permitted to climb or throw objects on the building structures, fences or trees.
 - f. Bicycles and/or tricycles may not be ridden on walks within the complex and when not in use, must be kept in the patio area or inside the unit.
 - g. Children are not permitted to have and/or use B-B guns, slingshots, weapons of any sort, etc. on the property.
 - h. All children under the age of 10 yrs. old must be accompanied by their parents or an adult when going up and down the stairs; for the child's safety.
2. All activities in and about the building must be conducted in a manner so as not to interfere with the rights and comforts of other residents. No radios, TV's, phonographs, or musical instruments shall be operated at unreasonable levels (Manager's Discretion) at any time, with particular attention being given to curfew. This includes any and all loud noises.
3. Radio or television aerials, wire or clotheslines may not be erected on any part of the premises.
4. Children must honor the complex curfew of 10:00 PM weekdays, and 11:00 PM weekends.
5. Walks, driveways, entrances, stairways, and balconies must not be obstructed or used for storage.
6. Locks may not be changed or added without the written permission of the manager. Should you lose your key, an additional charge of \$5.00 will be made for each key provided to you. **If your door needs to be unlocked by Evangeline Trace and personnel is not at the Apartments, a charge of \$50.00 cash will be paid to the person unlocking your door before your door is unlocked. If no one is available to unlock your apartment during the hours of 4:00 PM to 8:00 AM, you will have to make arrangements to stay overnight elsewhere.**
7. No pets and/or animals of any kind may be kept in the apartment or on the premises.

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8. No illegal activities of any kind are permitted on the premises, including, but not limited to, Drug Use & Drug Distribution, vandalism and harassment of neighbors.
9. Any type of cigarette butt is prohibited to be thrown on grass, sidewalks, flower beds, balconies, stairways or anywhere on the grounds. This is for the safety of all residents. Throwing cigarette butts on the grounds is a fire hazard; especially during times of no rainfall. We strive to keep our grounds nice for everyone to enjoy.
10. Trash should conform to the capacity of the Dumpster in each area. All trash must be deposited in the dumpsters and not around the dumpsters. Grease & oil should be considered trash and must be put only in the dumpster. They must not be poured in the sink or outside around the apartments. In the case of trash being left on the ground, or on porches, management will charge the resident a fee of \$50.00. If the fine is not paid within 30 days of notice, a late fee of \$20.00 will be added every 5 days. If the total balance is not paid by the 4th late fee (one month), an immediate eviction will be given.
11. Laundry facilities are for your convenience and laundry rooms will be open daily. No dyeing is permitted in the machines. Management reserves the right to prohibit the use of the laundry rooms to anyone caught abusing the facilities.
12. Residents will be given and have been supplied with (one) parking permit sticker. This sticker is to be attached to (one) vehicle per apartment. The parking sticker will allow that vehicle to be parked in a Resident (non-visitor) parking space. If a vehicle that does not have a parking sticker is in a resident parking space, it will be towed at the owner's expense and will also incur fees for storage at the towing facility also responsible by the owner of the vehicle. Visitors and Residents 2nd vehicles are welcomed to be parked in the visitor sections (only). It will be the responsibility of the Resident to ensure that visitors are told where to park their vehicles.

Permits are valid only when (clearly) displayed on the vehicle on the front windshield to which they are registered. The Vehicle must be the property of the Resident or guarantor.

Visitor parking is in the front and back only. Due to limited parking no exceptions can be made.

Any vehicle not displaying a valid permit or one incorrectly parked, including but not limited to those parked in front of trash bins, walkways, or in fire lanes, will be towed at owner's expense and will be towed without warning.

NO ATTEMPT WILL BE MADE TO CONTACT OWNERS OF VEHICLES WITH OR WITHOUT PERMITS.

These rules and regulations are subject to amendment and modification as necessary as Evangeline Trace Apartments deems necessary. Owner of a vehicle that has been towed should contact the following number to locate their vehicle:

Tony's Towing: 337-339-0391

5217 E. Old Spanish Trail, Jeanerette, LA

Fees:

- Tow Charge: \$106.00 (Subject to change)
- Daily Storage Fee: \$19.00 a day (Subject to change)

IMPORTANT: The Evangeline Trace Apartments or it's employees, the wrecker service company or it's employees, the Iberia Parish Sheriff's Department or it's employees shall not be held responsible for damage done to any and all vehicles at the Evangeline Trace apartment complex and vehicles that are towed.

13. Speed limit in parking areas and driveways is limited to 10 mph.

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14. No unregistered or inoperative vehicle may be kept on the premises longer than two weeks. No repair work requiring more than one day to accomplish is allowed. All motor vehicles must be kept in proper condition with up-to-date inspection stickers and license plates and must be in drivable condition, or the vehicle will be towed at owner's expense.
15. All vehicles should be locked at night. Management will not be responsible for any vehicle or its contents.
16. Soliciting is not allowed on the premises and any solicitor or suspicious person should be reported to the office. Soliciting for personal items (money, gas, cigarettes, etc.) is prohibited. No one may use electricity from a neighbor through means of an electrical cord.
17. Residents must cut off heat and A/C when the windows are open so furnace and A/C units will operate at reasonable levels. Management reserves the right to charge any resident repeatedly violating this rule an excess utility charge.
18. Exterminating is done periodically and all residents are required to clean the apartment, remove items away from wall, etc. Exterminating is done on the second Tuesday of each month between 8:00 AM & 11:00 AM
19. No noisy disorderly conduct or any conduct annoying or disturbing to the occupants shall be permitted in any way; nor shall any resident entertain therein any person of a bad or loose character or of improper behavior.
20. Tin foil or any other unsightly material will not be permitted on the windows. Any window covering other than that provided by the Apartment Complex must be approved in writing. Management retains the right to remove objectionable window coverings.
21. Waterbeds will be permitted on lower floors only and only with management approval and proof of insurance.
22. Motor bikes and bicycles of any kind will not be permitted on sidewalks or inside apartments or on balconies. Two wheel motor vehicles must be registered at the Management Office. Bicycles, motorcycles, roller skates and skateboards are not to be ridden on sidewalks or in courtyards. Motorcycles must be parked in the parking area.
23. No modifications or changes in the fenced patio or balcony area will be made without prior written approval of Management.
24. No boats, trailers or recreational vehicles may be parked on the property except for loading and unloading without prior written approval of Management.
25. No vehicles may be washed on premises.
26. Rent is due on the first of each month. Rent is late after the 5th. A late charge will be added to your rental amount if payment is not received by the end of the working day of the 5th. If rent is not paid by the 11th of the month, eviction papers will be processed. Failure to pay rent when due will result in eviction.
27. Patios are for your relaxation and are not to be used as storage areas.
28. Nothing may be stored in the HVAC/water heater closet.

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29. No one is to Bar-B-Q on the second floor porches. Bar-B-Q Grills must be used on the ground level and at least 10' away from the porch area. No other containers can be used to hold fires except for a Bar-B-Q grill. DO NOT dispose of your coals on the grass.
30. No lighting of candles, smoking cigarettes, etc. in the apartments at any time; according to #22 on lease.
31. Maintenance is a joint responsibility. Please turn in service requests to the office during normal office hours or whenever you are able. Requests for after hour emergency repairs occur only when there is threat to life, health or property. (Example: refrigerator failure that contains medication, fire or gas odor, or a broken water pipe flooding the apartment). A 24-hour telephone number is available for emergencies. The number is 337-412-1820.
32. Resident requesting entry to their apartment from Management representatives or Courtesy Officer outside normal business hours will be given only if positive identification.
33. OWNER OR MANAGEMENT MAY ENTER THE APARTMENT **at any time** to inspect, repair and maintain, or to show the premises to a prospective purchaser, lender or insurance agent; or, in case either party has given notice to terminate the lease, to show the apartment to prospective residents; **or, any other reason the owner considers necessary.**
34. Residents are required to purchase renters' insurance in conjunction with personal liability insurance. The buildings are insured but not the Resident's personal belongings. Evangeline Trace will not be responsible for damage to resident's personal items. Resident must protect personal items by obtaining renters Insurance.
35. OWNER AND MANAGEMENT reserve the right to make such other reasonable rules as in their judgment may be necessary for the safety, care and cleanliness of the premises and for the preservation of good order therein.

Compliance with the preceding Rules and Regulations is imperative, and they will be strictly enforced. Violating these policies will constitute grounds for lease termination and eviction.

Thank you for your cooperation.

I hereby agree to abide by the Evangeline Trace Apartment House Rules.

_____	_____	_____
Resident Signature	Date	Apartment #
_____	_____	_____
Resident Signature	Date	Apartment #
_____	_____	
Management Signature	Title	