

Presidio Codes

Entry Gate Code: Your local phone number needs to be entered into our gate computer by the office staff. Guest must enter a # sign plus a four digit number. Your apartment # _____ your local number will ring and then you push 9 to open gates.

24 hour Fitness Center code: 354

All other gates & codes: 215

Emergency number: 911

Pest Control Service is on Wednesday at this time. Should you require service in between the regular schedule, please contact the office prior to this day. We do provide Pest control service by building on a regular schedule and post this notice in the mailbox area for your convenience.

*Defining Sherman
Residential Living*

**Sherman
Finishing
Touches**

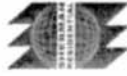
In any relationship, it's the small gestures that show how much you care. And with any job well done, it's the details that really matter!

Thank you for choosing a Sherman Residential Property to call home.

Now that you've found a home to call your very own, let us offer you some small things to make your life here even more enjoyable.

We call them our Sherman Finishing Touches. We want to let you know that we do care and we want to offer you some small things that just may save you some time and put a smile on your face.

Visit our Community Manager for additional details!



Making a difference.

PRESIDIO

Luxury Apartment Homes

Online
Resident Portal

Stop by the
office to pick
up your user
name and
password



PRESIDIO APARTMENTS

10015 Lake Creek Pkwy
Austin, TX 78729

Phone: 512-219-7108

Fax: 512-219-7148

E-mail:
mgr.presidio@bes.com

You now have the ability to go online 24 hours a day, 7 days a week and submit your maintenance requests, view our community calendar, get updated on recent events, and contact someone in our office.

All maintenance requests submitted online will be confirmed via email.

On the 15th of each month, one resident who submitted their maintenance request online will be selected to receive a \$25 Visa gift card!

**Stop by the office to pick up your user name and
password and visit us today at
www.presidioaptsaustin.com**



Presidio Apartment Homes
10015 Lake Creek Parkway
Austin, Texas 78729
Ph: 512.219.7108
Fax: 512.219.7148

Find us by searching

BESPresidio



Facebook Address:
[Http://www.facebook.com/BESPresidio](http://www.facebook.com/BESPresidio)

Presidio's Web Address:
[Http://www.presidioaptsaustin.com](http://www.presidioaptsaustin.com)

WELCOME TO OUR NEIGHBORHOOD!
WE HAVE IT ALL!

BANKS:

Bank of America	12574 Research Blvd	335-4900
Washington Mutual	10135 Lake Creek Pkwy	918-3808
Wells Fargo	13729 Research Blvd	344-7000
Chase	13809 N. Hwy 183	250-2500

GROCERY STORES:

HEB	13776 N. Hwy 183	335-1807
Super Wal-Mart	13201 FM N. 620	331-9924
Super Target	10900 Lakeline Mall Dr.	651-3376

BUSES:

Capital Metro		474-1200
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DRUG STORES:

Wal-Greens	7410 McNeil Dr.	219-6396
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MAIL:

UPS Store	100 E. White Stone/183	259-5090
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Shopping:

Hobby Lobby	13729 N. Hwy 183	335-2283
Lakeline Mall	11200 Lakeline Mall Dr.	257-7467
Barnes & Noble	14101 N. Hwy 183	249-5644
Half Priced Books	13492 N. Hwy 183	219-8907
Office Depot	13201 N. FM 620	249-2880

VIDEO STORES:

Blockbuster	13450 Research Blvd	335-0411
Hollywood Video	13776 N. Hwy 183 #108	257-8735

FITNESS & HEALTH:

Gold's Gym	13945 N. Hwy 183	219-9338
24 Hr. Fitness	10616 Research Blvd	794-9151
Lifetime Fitness	13725 N. FM 620	219-0909
Urgent Care	12701 N. FM 620	233-1260
Seton N.W Hospital	11113 Research Blvd	324-6000
Lifetime Fitness	13725 N. FM 620	219-0909

BEAUTY/ SALONS:

Baby Face	12636 Research Blvd.	335-7770
Lyly's Nails	13729 Research Blvd. #880	258-2965
Aus-TAN	620 @ 183 (next to Target)	832-5850

RESTAURANTS:

Chinese:		
China Café	13729 Research Blvd	331-7747
North & South	12300 Hwy 620	258-4600
Mexican:		
Texican Café	11066 Pecan Park Blvd.	506-9900
Jardin Coronas	3233 Pond Springs #301	250-1061
Antonios Cantina	11835 Jollyville Rd.	257-2144
El Mercado	13376 Research #145	219-0232
Italian:		
Brick Oven	Lake Line Mall	335-5445
Olive Garden	12827 N. 620	918-9460
Reales Italian Grill	13450 N. Hwy 183 #230	335-5115
American:		
Chili's	11012 Pecan Park Blvd	336-0323
Applebee's	11013 Lake Line Mall blvd	257-9747
Texas Land & Cattle	14010 N. Hwy 183	258-3733
Pizza:		
Double Dave's	13729 N. Hwy 183	335-3283
Domino's	13201 Pond Springs	331-7701
Papa Johns	10300 Anderson Mill	335-9444
Pizza Hut	12636 Research Blvd	257-8686
Mr. Gatti's	12129 FM 620	331-6396
Rockin Tomato	13729 N. Hwy 183 #690	335-3283

FOR FUN:

Volente Beach	16017 FM 2769	258-5109
Fiesta Texas	San Antonio	210-697-5050
Crystal Falls Golf	3400 Crystal Falls	259-5855
Zilker Park	2220 Barton Springs	476-9044

STORAGE:

U Store It	12006 N.620	336-5333
Public Storage	13675 N. Hwy 183	249-0085
Brushy Creek	15418 N. 620	255-8535

INSURANCE:

Farmers	13945 Research #D-110	528-0300
State Farm	13441 A Ranch Rd 620 N.	258-5834

CAR MAINTENANCE:

Lambs 183 and Lake Creek Pkwy 257-2176
Jiffy Lube 13781 N. Hwy 183 258-5075

DAY CARES:

Stepping Stone 12301 Hymeadow Dr. 331-4801
Children's Courtyard 4213 Spicewood Springs 342-0218
North Oaks Country 8830 Cainwood Ln. 250-5117

SCHOOLS:

Round Rock Independent School District

464-5000

Forest North Elementary
13414 Broadmeade Ave.
464-6750

Deer Park Middle School
8139 Racine Middle
428-3700

McNeil High School
5720 McNeil Road
464-4000

CIVIC INFORMATION:

Emergency- police – Fire Department
#911

Non- Emergency Number
#311

City Information Center
478-9383

Department of Public Safety
13730 N. Hwy 183
424-2000

Post Office
11900 Jollyville
331-2103

Sherman Success Manual (“SSM”)
Resident Tip Sheet

- Do not turn the air conditioner off completely, as the combination of warm weather and no air conditioning can cause mold and mildew to grow.
- During the winter in climates where temperatures may fall below freezing (such as Dallas and Raleigh/Durham), do not turn heat completely off to assist in preventing freezing pipes.

Washer:

- Do not overload the washer and never put oversized items such as rugs, blankets, or comforters in the washer.
- Never run the washer unless you will be in your apartment for the entire cycle in case the washer causes a flood or a fire.
- In the event of a washing machine flood, immediately turn off the washer and turn off the water valves located behind the washer and turn off the water valve at the hot water heater. Contact the management office for assistance in drying out the flooded area.
- Do not move the washer after installation.
- If the Resident owns his/her own washer, the resident must be sure the washer works properly since the resident is responsible for its operation.
- The Resident is responsible for any damage as described in the Washing Machine Addendum to the lease.
- Periodically check the washer water line hose for cracks and for leaks.
- The maintenance team does not install or repair washers owned by Residents.

Dryer:

- Do not overload the dryer and never put oversized items such as rugs, blankets, or comforters in the washer.
- Never run the dryer unless you will be in your apartment for the entire cycle in case the dryer causes a fire.
- Clean out the lint filter after each use of the dryer.
- Do not move the dryer after installation.

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Resident Tip Sheet

- Make sure the dryer vent hose is not kinked.
- Check the dryer vent inside and outside the apartment for blockages and lint.
- Report exterior bird nests in the dryer vents to the management/leasing office.
- The maintenance team does not install or repair washers owned by Residents.

Hot Water Heater:

- Periodically look around the hot water heater for leaking water. Immediately notify the management/leasing office if the hot water heater is leaking
- Immediately notify the management/leasing office if the hot water runs out quickly.

Ceiling Fans:

- Clean and dust ceiling fans regularly.
- Do not leave a ceiling fan turned on for more than two hours.

Window Blinds:

- Open window blinds instead of reaching through them.
- Use the pull string properly.
- Clean and dust wind blinds regularly.

Smoke Detectors:

- Test each smoke detector monthly (by pressing in the test button) and replace batteries as needed
- Never disconnect a smoke detector.

Trash:

- Never leave trash outside your front door or on your patio as trash will attract bugs and mice, has a foul odor, and can stain the concrete and wood.

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Resident Tip Sheet

Floods:

- Immediately turn off the water at the shut-off valve located under sinks, behind toilets, behind the washer, or at the valve on the incoming water line between the wall and the meter above the hot water heater.
- Call the management/leasing office immediately and report the emergency.
- During and after a flood, do not use any electrical switches, outlets, plugs or appliances until the property manager or maintenance lead approves such use.

Vinyl and Linoleum:

- Rubber backed mats may cause vinyl and linoleum to stain, so do not use them on such surfaces.
- Clean the vinyl and linoleum often as dirt becomes difficult to remove over time.
- Spiked shoes or high heels will cause cuts and indentations in vinyl and linoleum, so do not wear them on such surfaces.
- Avoid moving appliances, and when moving appliances, place carpet under the appliance fees to prevent cuts, scratching, ripping, and indentations.

Bathubs and Showers:

- Bathtub and shower dirt is easily removed with a product called Barkeeper’s Friend, which can be found at most grocery stores.
- Clean bathtubs and showers often using Tilex or similar products as dirt is extremely difficult to remove after it builds up.

Carpet:

- Clean stains quickly with soapy water, Oxy-Clean, or Resolve.
- Notify the management/leasing office immediately if the carpet becomes stained, as the maintenance team may be able to assist in preventing staining.
- Vacuum all carpet weekly.

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Resident Tip Sheet

- Place carpet/rug runners in high traffic areas.
- All pets must be house-trained properly.
- Do not use Carpet Fresh on the carpet.

Countertops:

- Do not place items on a counter that may scratch or burn the counter. Cover the counter with a cutting board, a towel, a heat pad, etc. depending what is placed on the counter.
- Clean countertops quickly after items are placed on them such as Kool-Aid, blueberries, cherries, tomatoes, strawberries, etc.

Toilets:

- Only toilet paper should be placed in a toilet. Do not put Q-tips, feminine products, paper towels, etc. in a toilet.
- Keep a plunger handy for toilet overflow emergencies.
- If a toilet starts to overflow, immediately turn off the water at the back of the toilet and do not turn on the water until the maintenance team fixes the toilet.

Sinks:

- Never place grease, hair, or fish rocks in a sink.

Balconies and Patios:

- See the Balcony and Patio Lease Addendum for further information.
- See the Pet Lease Addendum for further information.
- The concrete and wood on the balcony stains easily. Do not leave items on a balcony or patio that may leave stains such as potted plants without a drain dish or ironwork.
- Keep your balcony clean, and barbeque grills, indoor furniture, fitness equipment are never allowed on the balconies, nor is drying clothing, rugs, or towels.

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Resident Tip Sheet

- Outdoor furniture can easily damage building walls (siding, stucco, etc.) when being moved.

Storage Areas:

- Store items in fully-enclosed plastic containers to help prevent damage in the event of a leak, etc.

Amenity Areas:

- Please respect the common areas (including amenities).
- Management reserves the right to change policies regarding the amenity areas at any time and without prior notice.
- Residents must observe rules posted in amenity areas such as swimming pools, business centers, fitness rooms, etc.
- If the apartment community has a business center, the business center is open during the hours of the management/leasing office is open. Identification is required to check out the business center key. Absolutely no viewing of pornographic websites or other inappropriate sites (as determined by Management) will be allowed.
- Immediately report any problems with any fitness equipment to the management/leasing office.
- Contact the police department first and the management/leasing office second if you witness any crime on the rental community.
- If the rental community has gas grills, turn off the gas grills when not in use.

Garages and Carports:

- Be careful when maneuvering vehicles on the premises.
- Park only in your assigned parking spot to prevent towing.
- Do not park in fire lanes as the fire department may tow your vehicle.

Fireplaces:

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- The flue must be open before and during the use of the fireplace. If you are not sure how to operate the flue, contact the management/leasing office before starting a fire.
- If smoke is backing up into the apartment, immediately extinguish the fire and immediately contact the management/leasing office.
- Do not burn items other than wood and/or fake logs