

1613 PROSPECT ST, HOUSTON, TX 77004



**MUSEUM
DISTRICT
HAVEN**

Table of Contents

Welcome!	3
Contacts	3
House Rules	4
Internet	5
Supplies	5
Fireplace	5
Garage Door	5
Security	6
Electronics	6
Emergency Services	7
Repairs	7
House Cleaning & Yard Services	8
Trash & Recycling	8
Mail	8
Miscellaneous Information	9
Getting Around	10
Groceries & Shopping	10
Things To Do	11
Restaurants	13

An electronic version of this manual can be found at
museumdistricthaven.com/housemanual.pdf.



WELCOME!

We're glad you're here!

We are Mark & Rosemary Moll. Mark is originally from The Netherlands, and Rosemary is a native Houstonian. We moved to Portland, Oregon in 2020, but recently decided to split our time between Portland and Houston to spend more time with family. We live here when the house is not being rented. We are new at this, so please let us know if there is anything you need.

Before you get settled in, please take a moment to review the House Rules below.

CONTACTS

While you are here, we will be living in Portland, Oregon. We are reachable by phone and email:

Mark & Rosemary Moll

XXXXXXXXXX

Should you require local assistance, we have family nearby who are willing to help.

This home is covered by a warranty administered by Liberty Home Guard, which is discussed in more detail on the [Repairs section](#) on page 7 of this manual. Most repair needs should first be reported to Liberty Home Guard.

HOUSE RULES

- Please treat our home with the same respect as you would your own home. We live here part-time, and we have put a lot of effort and expense into making this a nice space.
- Remove shoes and have guests do the same when inside the house.
- Use the coasters provided throughout the house when setting drinks on porous surfaces.
- The use of cigarettes, cigars, vapes, e-cigarettes, and cannabis is prohibited inside and outside the house.
- Be sure to turn off the lights and fireplace, adjust the thermostat, and lock all doors when you leave the house.
- Please be respectful of the neighbors and keep noise to a minimum during nighttime hours.
- Report any accidental breakages or damages to us quickly so that we can remedy the issue.
- While small gatherings are welcome, parties or events exceeding ten guests are not permitted.
- This home is intended solely for residential purposes. Commercial activities, including photography and filming, are strictly prohibited both indoors and outdoors.
- Do not remove the waterproof mattress protectors.
- Do not remove the stove guard, other than to clean it.
- The stair tread carpet is machine washable, but must be hung to dry. Please do not remove the tread carpet, other than to clean it.
- If the wood floors need cleaning, please use the Bona mop/solution rather than water.
- Felt pads have been affixed to the base of each furniture item to protect the floors from damage. If any of the pads come off, please replace them. Extra felt pads are located in the kitchen drawer under the microwave. If you run out, we are happy to supply more.
- Office chairs should remain on their protective mats to avoid floor damage.
- Do not rearrange the furniture or bring the patio furniture inside the house.
- When not in use, store patio cushions in the outdoor containers to prevent weather damage.
- Do not affix anything to the walls, doors, cabinets, or furniture that might cause permanent damage. This includes the use of nails, screws, and adhesives.
- This home has not been child-proofed, and certain areas, such as the stairs and stove, could be dangerous for little ones. Please ensure children are supervised at all times.
- Please only flush toilet paper down the toilets. Sanitary products and wipes should be disposed of in the trash can.
- Do not pour grease down the sink or garbage disposal.
- Do not put metal objects in the microwave.
- Tenant shall be fully responsible for all damages caused by tenant due to misuse.

INTERNET

The house is equipped with a mesh WiFi system, rather than a standard router setup. Mesh systems are generally better at covering a larger space than a standard router.

There is one WiFi system on the cabinet next to the fireplace and another in the smallest bedroom/office upstairs. They look like the first picture shown on the right.

The downstairs unit is connected to a modem for our internet service provider. It is located inside the cabinet next to the fireplace. See the second picture on the right.

In case of internet connectivity problems, try restarting the modem and the mesh WiFi by unplugging the modem and both mesh WiFi units for a few seconds and plugging it all back in. It can take several minutes for the network to restart.

If a restart does not fix the problem, feel free to contact us.



SUPPLIES

As a courtesy, we have provided the following starter supplies: paper towels, toilet paper, hand soap, dish soap, dish sponge, dishwasher pods, washer detergent, dryer sheets, cleaning products, and trash bags. Future purchases of these items shall be the tenant's responsibility.

FIREPLACE

The gas fireplace can be turned on and off using the remote located on the mantel. For safety reasons, please do not open the fireplace, and remember to turn it off when not in use or unattended.

GARAGE DOOR

Two garage door openers are located in the kitchen drawer underneath the microwave.

The garage door self-closes after a short period. If you want to keep the door open for a time, press "HOLD" on the digital wall unit next to the door leading into the house.

SECURITY

The security system is not currently turned on, and you will be perfectly safe without it. Please ensure all doors and windows are locked when you leave the house.

The Blink doorbell camera requires a speaker. Feel free to connect it to your Alexa account and use the speaker on one of the Echos in the house.

The camera above the garage is not operational. It was connected to an alarm system leased by the prior owners a long time ago and was never removed.

ELECTRONICS

Televisions

Both TVs in the house are smart TVs that have been reset to factory settings. Feel free to add any app you would like and connect the TVs to your preferred streaming services.

Amazon Echos

Two Amazon Echos are in the house for your use. One is located in the primary bedroom, and the other is located in the larger secondary bedroom. Feel free to move them to different locations in the house. Both have been reset to factory settings for privacy reasons. If you would like to use them, simply connect them to your own Amazon account. Detailed instructions can be found [here](#). When you depart, you can reset them, or we can do that for you.

Thermostats

The house has two separate thermostats, with one for each floor. Turn the thermostat to adjust the temperature. Press on the bottom half to switch between heating & cooling. More detailed instructions can be found [here](#).

Outdoor Lighting

To turn on the outdoor string lights, simply plug in the cord near the outdoor outlet. Please remember to unplug it when you are done for the night.

There are six solar-powered yard lights in the front yard, and two in the back. These should work automatically.

EMERGENCY SERVICES

Dial 9-1-1 in case of any emergency. A 9-1-1 dispatcher can send the police department, the fire department, or an ambulance to your location.

A fire extinguisher is located under the kitchen sink.

The nearest emergency room is 0.4 miles away: HCA Houston Medical Center, 1313 Hermann Dr., Houston, TX 77004.

The non-emergency police line is 713.884.3131.

Poison control can be reached at 800.222.1222.

REPAIRS

This house is covered by a warranty administered by Liberty Home Guard, which can be reached at 836.360.0067 or service@libertyhomeguard.com. The scope of the warranty includes:

Appliances

- Clothes Washer
- Clothes Dryer
- Refrigerator
- Microwave
- Dishwasher
- Garbage Disposal
- Oven & Cooktop
- Ceiling & Exhaust Fans
- Garage Door Opener

Systems

- Air Conditioning
- Heating
- Ductwork
- Plumbing
- Electrical
- Water Heater

Repair needs for the components above should first be reported to Liberty Home Guard, which will arrange for inspection and any necessary repairs.

For repairs to components not listed above, please contact us directly.

HOUSE CLEANING & YARD SERVICES

We will arrange for a cleaning service every other week, and a yard service as needed. Contact information for these providers can be furnished upon request.

TRASH & RECYCLING

Trash is picked up every Tuesday. Recycling is picked up every other Tuesday. There are trash cans in the kitchen and in each bathroom, and there is a recycling bin in the pantry. When necessary, place trash bags in the black container and place recycling unbagged in the green container. For the exact schedule and details on what can and cannot be recycled, please visit [this page](#). Generally, the following items are recyclable:

- Aluminum and tin cans
- Cardboard (flattened) and cardboard cartons (emptied and rinsed)
- Glass bottles, jugs and jars (emptied and rinsed)
- Paper, including newspapers, magazines, catalogs, junk mail, and office paper
- Plastic bottles, tubs and jugs (emptied and rinsed)

MAIL

The mailbox code is **XXXXXX**. Enter the code, press “OK,” and turn the knob to the right. Make sure to turn the knob back to the left in order to re-lock the box.

We have forwarded our mail to our Portland address, but we have learned the hard way that forwarding services by the US Postal Service are spotty at best. If you receive mail for us, please hold on to it. Let us know periodically, and we will ask a family member to retrieve it at your convenience.

Please remember to forward your mail at least three weeks in advance of your departure. If mail addressed to you arrives at the house after you depart, we will do our best to forward it to you.

MISCELLANEOUS INFORMATION

- The kitchen sink faucet is touchless in some circumstances, which is why it has lights. If you would like to use this feature, please find directions [here](#).
- There are extra sheets and blankets in each bedroom closet.
- A rechargeable flashlight and small tool set are in the pantry.
- The green bin in the pantry is for recycling.
- The broom, bathroom mop, Bona hardwood floor mop, corded vacuum, and carpet cleaner are in the garage. A rechargeable cordless vacuum is in the primary bedroom closet.
- The lightbulbs in the main bedroom lamps and in the living room lamp are Alexa-compatible.
- Water hoses are located near the front entrance and on the back patio.
- We recently had a sprinkler system installed in the front yard, which we control using an app. Though keeping the plants alive is not your responsibility, it would be great if you could let us know if we are under- or over-watering so that we can make adjustments.

GETTING AROUND

Metro Light Rail

The house is a few blocks from the closest Metro light rail stop, the Museum District Station, which is part of the red line. The rail network is not extensive, but the red line does cover the Texas Medical Center and NRG Stadium to the south, as well as Midtown, Downtown, and The University of Houston Downtown to the north. Payment options and a map of the light rail network can be found here.



Metro Local Bus Service

There are several bus stops within a short walk of the house, each covering a different route. Metro has developed a page specifically devoted to the Museum District here.

Other Options

Rideshare options like Lyft and Uber are available at the house.

Zipcar is a service that offers car rentals by the hour or by the day. Cars can be picked up and dropped off at various locations throughout the city. There are several locations on the Rice University campus, the closest being on the Lovett South Lot, which is located at 6200 Main St. at Cambridge St.

The city also has a bikeshare program called HoustonBCycle. Some hubs even have electric bikes available. A map of hubs is available here. The nearest hubs are located just a couple of blocks from the house at Hermann Park Centennial Gardens (1500 Hermann Dr.) and the Health Museum (1515 Hermann Dr.).

GROCERIES & SHOPPING

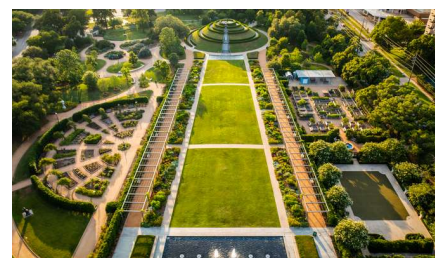
The closest major grocery store is the HEB located at 6055 South Fwy., Houston, TX 77004. However, we prefer the HEB located at 1701 W Alabama St, Houston, TX 77098. The nearest Whole Foods is located at 2955 Kirby Dr, Houston, TX 77098.

Houston is a shopper's paradise. Major shopping areas in the vicinity include: Rice Village, Highland Village, the River Oaks Shopping Center, the River Oaks District, Uptown Park, and the Houston Galleria. With 400+ stores and 60+ eateries, the Houston Galleria is the largest mall in Texas, and the seventh largest mall in the United States.

THINGS TO DO

Museums! The house is perfectly situated to easily explore any of the 20 museums that comprise the Houston Museum District. A map can be found here.

Hermann Park is just a few blocks from the house and covers 445 acres. It is comprised of many attractions, including the Houston Zoo, Miller Outdoor Theatre, and much, much more. A map can be found here, and a schedule of upcoming performances at Miller Outdoor Theatre can be found here.



The Rice University campus is a great place to wander and explore interesting architecture. In the middle of the campus you will find Brochstein Pavillion, a good place for lunch and coffee. There are several other places on campus accessible to the general public that offer a variety of food and drinks. There is a gym that is open to the public, though there can sometimes be a wait list for non-students/faculty.



The Downtown Tunnel System is a network of subterranean, climate-controlled pedestrian walkways 20 feet below the downtown streets. The tunnels span approximately six miles and contain restaurants, coffee shops, stores, banks, salons, and more. The tunnels close at 6 pm and are not open on weekends or evenings. Navigation can be a challenge, but there is an app that can help, and you will find maps throughout the tunnel system.

Discovery Green is a large park downtown. It features a lake, bandstands, a playground, performance lawns, food trucks, and two restaurants. There are sometimes temporary ice rinks or roller rinks.

Approx. 27 miles south of the house, Space Center Houston is the official visitors center of NASA's Johnson Space Center, home to mission control and site of astronaut training. Tours are available, and there is also a museum.

Also to the south approx. 33 miles, the Kemah Boardwalk is a 60-acre theme park on the Galveston Bay waterfront. It has restaurants, rides, and other amusements.

The closest movie theater is Regal Edward's Greenway Grand Palace. A little over a mile further is iPic, an upscale theater with plush seats, gourmet food and cocktails, and service at your seat.

The Theater District in downtown Houston is comprised five venues in close proximity. There are always concerts, plays, operas, and symphonies to enjoy.

Houston has a thriving craft brewery scene. The oldest craft brewery in Texas, and the largest in the area, is Saint Arnold Brewing Company. The Karbach Brewing Company is

also a nice place to visit. Both of these breweries have full restaurants. Smaller breweries may or may not serve food. These include [8th Wonder Brewery](#), [Buffalo Bayou Brewing](#), and [Baileson Brewing Co.](#)

For those interested in sports, Houston has plenty of opportunities for spectators: MLB baseball with the Houston [Astros](#) , NBA basketball with the Houston [Rockets](#) , NFL football with the Houston [Texans](#), and MLS soccer with the Houston [Dynamo](#). College sports can also be enjoyed at any of the local universities.



At nearly 1500 acres, [Memorial Park](#) is one of the largest urban parks in the nation. Amenities include a golf course, an arboretum, running paths, miles of hiking, picnic grounds, playgrounds, and sports fields.

[Buffalo Bayou Park](#) spans 2.3 miles along the banks of Buffalo Bayou near downtown. It links to Memorial Park via an extensive hike/bike trail and includes a skate park, picnic areas, and the Wortham Fountain. Don't miss seeing thousands of wild bats emerge from under the Waugh St. bridge each evening at sunset at the [Waugh Drive Bat Colony](#).

At 42 miles southwest of the house, [Brazos Bend State Park](#) is a bit far, but it is well-known because it is home to approximately 250 wild [alligators](#) exceeding 6 feet in length. The alligators are easily spotted from pedestrian trails along the park's lakes. Be sure to give the alligators their distance and review the park's [alligator safety tips](#) before venturing out.



RESTAURANTS

Walking Distance

Barnaby's, 1801 Binz St, Houston, TX 77004, Casual American

Bodegas Taco Shop, 1200 Binz St. (Caroline St. side), Houston, TX 77004, Mexican/Tacos

Dak & Bop, 1801 Binz St., Houston, TX 77004, Korean Fried Chicken

Fadi's, 1801 Binz St., Houston, TX 77004, Mediterranean

Fia's Pizzeria, 1200 Binz St. (Caroline St. side), Houston, TX 77004, Pizza/Pasta

Granger's, opening soon, 1200 Binz St. (Caroline St. side), Houston, TX 77004, American

Lucille's, 5512 La Branch St, Houston, TX 77004, "Well Refined Southern Cuisine"

MF Sushi, 1401 Binz St., Houston, TX 77004, Japanese

Monarch, Hotel ZaZa, 5701 Main St, Houston, TX 77005, New American

Rice Village

Coppa Osteria, 5210 Morningside Dr, Houston, TX 77005, Italian

Hopdoddy Burger Bar, 5510 Morningside Dr Suite 100, Houston, TX 77005, Burgers

Hungry's Cafe, 2356 Rice Blvd., Houston, TX 77005, American

Local Foods, 2424 Dunstan Rd # 100, Houston, TX 77005, Cafe/Sandwiches

Sixty Vines, 2540 University Blvd, Houston, TX 77005, New American/Wine Bar

Sweet Paris, 2420 Rice Blvd., Houston, TX 77005, Crêperie/Cafe

The Rice Box, 5504 Morningside Dr, Houston, TX 77005, Chinese

Torchy's Tacos, 2400 Times Blvd, Houston, TX 77005, Tex-Mex/Tacos

Montrose

Backstreet Cafe, 1103 S Shepherd Dr, Houston, TX 77019, American

BCN Taste & Tradition, 4210 Roseland St, Houston, TX 77006, Spanish/Catalan

Brookstreet BBQ, 1009 Missouri St, Houston, TX 77006, Barbecue

Hugo's, 1600 Westheimer Rd, Houston, TX 77006, Modern Mexican

Candente, 4306 Yoakum Blvd, Houston, TX 77006, Tex-Mex

Mala Sichuan, 1201 Westheimer Rd Suite B, Houston, TX 77006, Chinese

Nidda Thai Cuisine, 1226 Westheimer Rd, Houston, TX 77006, Thai

The Pit Room, 1201 Richmond Ave., Houston, TX 77006, Barbecue

Pizaro's, 1000 W Gray St suite 400, Houston, TX 77019, Pizza

Snooze AM Eatery, 3217 Montrose Blvd., Houston, TX 77006, Breakfast/Brunch

Uchi, 904 Westheimer Rd, Houston, TX 77006, Japanese