

Exterior Maintenance Policy

The outside appearance of the home must be kept at its highest standard. The Housing maintenance staff will conduct exterior inspections of the home each week on Monday mornings. Tenant must comply with Housing Authority requests to improve or maintain the outside appearance and conditions of the home.

Vehicles:

- A. No vehicle repair is permitted on the premises, including oil changes & washing vehicles.
- B. No vehicles larger than a pick-up. No commercial trucks or vans. No pull trailer or vehicle for hire shall be permitted.
- C. All vehicles must have current MD tags, registration & carry valid insurance.
- D. Only vehicles that are titled to residents on the lease will be issued a permit.
- E. No temporary permits will be issued.
- F. No recreational vehicles or boats will be parked on the premises. This includes mini-bikes, dirt bikes, 4 wheelers & go carts.
- G. A motorcycle can be driven on the property as long as it is driven by a licensed driver in a safe and quiet manner and is tagged for highway use. Motorcycle owners will be asked to permanently remove the bike from the premises if complaints concerning noise are received.
- H. Tenants and guests are to observe careful driving habits and are reminded that children are present in the development. Speed should be limited to 5 miles per hour.
- I. No children or unlicensed drivers may operate a vehicle of any kind in the development.
- J. No driving of a vehicle while under the influence of drugs or alcohol.
- K. Damage due to vehicles leaking oil will be the tenant's responsibility to repair. Fluid leaks must be repaired immediately.
- L. No parking or driving on the grass.
- M. No loud mufflers, music, revving engines or honking horns.

Exterior of unit:

- A. The entire premises must be kept clean, neat and well maintained.
- B. Porches may not be used for storage.
- C. No household furniture may be stored on the exterior of the unit.
- D. All lawnmowers & bicycles shall be stored in the utility shed.
- E. Toys, lawn furniture, grills & lawn decorations shall be removed from the exterior of the unit by November 30. Items shall be placed out for use after April 1.
- F. No satellite dish or TV antenna is permitted on the exterior of the unit.
- G. Grass must be kept cut by tenant. Grass and weeds must be kept cut around the exterior of each unit. A mower & weed trimmer are available from maintenance for a \$5.00 fee.
- H. Tenant may not cut down or cause damage to any tree in the development. No planting of trees or shrubs without Housing Authority approval. Leaves must be removed from individual yards in the fall.

- I. No fences are permitted.
- J. No pools larger than a kiddies pool (maximum size: 1' x 6') and must be moved regularly as to not kill the grass. Pool should be emptied when not in use. There is a \$10.00 water charge.
- K. No trampolines.
- L. Outside Halloween decorations must be removed by November 30 of each year. Christmas decorations must be removed by January 31 of each year.
- M. Tenant is responsible to keep yard clean and neat. No trash, junk, etc. may be stored on the exterior of the unit.
- N. All trash shall be stored in trash cans with lids. Trash shall be placed out for pick-up on Monday & Thursday morning of each week. No one other than tenants residing in the development should place trash out for pick up.
- O. Removal of large household items must be arranged with the Housing Authority.
- P. No yard waste, tires, auto batteries, air conditioners may be placed out for trash pickup.
- Q. Kitty litter & dog feces shall be double bagged to eliminate the possibility of breakage.
- R. There is to be no open fires or flames including, but not limited to, fire pits, tiki lights, etc.
- S. At no time shall gasoline, oil, lighter fluid or any other volatile fluid be stored in the unit or around the exterior of the unit.
- T. No fireworks including sparklers are permitted on the premises.
- U. Snow shall be removed from individual sidewalks within 2 hours of a snow fall. Ice melt is the tenant responsibility.

General Rules:

- A. Children are not to play or ride in the street without parental supervision.
- B. Children are to stay in their own yard unless permission is granted by another tenant for entry.
- C. No outdoor games that could cause property damage.
- D. Children must be supervised by an adult when using the play areas.
- E. Pet waste must be removed daily.