

Outdoor Debris/Clutter Policy

Resolution #431

In an effort to maintain the cleanliness and safety of the property, it is necessary to adopt this policy for its enforcement, effective October 2022. The following policy shall be in full force on all premises of Oneonta Housing Authority:

1. The Dwelling Lease of the Housing Authority provides in **Section IV** that the tenant agrees:

(G) To keep the premises and such other areas as may be assigned to the Tenant for the Tenant's exclusive use, in a clean and safe condition.

(H) To dispose of all ashes, garbage, rubbish, and other waste from the premises in a safe and sanitary manner.

(N) Not to keep or use inflammable materials on the premises, such as gasoline, kerosene, mineral spirits, turpentine, paint, motor oil, or other inflammable materials or explosives (including fireworks). Car batteries must also be removed from the property.

- If you are in violation of any of these items, you will receive a letter of warning. Failure to correct this issue will result in maintenance removing them from your unit and a charge will be placed on your account (***Refer to the Maintenance Charge Sheet***). Continued offenses may lead to lease violations and/or lease termination.

(R) Not to install any clothes dryer, additional telephones, trees, shrubs, fences, additional locks, fixtures, satellite dish, radio or television antenna, or make any other alterations to the premises or grounds without the prior written consent of the Housing Authority and then only under the conditions given by the Housing Authority for such consent.

(V) To park motorized vehicles only in designed parking areas and never on grassed areas; not to display vehicles for sale; not to grease, change oil, wash, or make major repairs to such vehicles; not to leave or park motorized vehicles in an inoperative condition.

- Parking your vehicle on the grass, sidewalk/curb will result in a fine. Inoperable vehicles (not working, flat tire, expired tag) will be given a letter of warning. Failure to correct the violation will result in your vehicle being tagged and towed at the owner's expense. Vehicles parked in "handicapped" parking spaces without proper identification on your vehicle which authorizes such parking, will be towed at the owner's expense.

2. Indoor furniture such as sofas, loveseats, chaise lounges, recliner chairs, coffee tables, end tables, dining room tables/chairs, and kitchen table/chairs are not acceptable outdoor furniture items to be placed on your front porch, back porch or in your back yard. Patio/porch furniture or outdoor/garden furniture in good condition is the only allowable type and should be placed on the front porch, back porch, and not the yard.

- The area surrounding the unit must be maintained, free of debris and clutter. Swimming pools are prohibited. Certain playground equipment is permitted with written consent from the Housing Authority. Keep large toys, bicycles, strollers, barbeque grills, etc. neatly placed on the back of your unit and not in the yard. Additionally, you **should not** keep small toys, lawn equipment, shoes, bags of trash, boxes, televisions, or appliances, like items on the porch or in your yard. If you fail to do so, you will be issued a warning letter. Continued offenses may lead to lease violations and/or lease termination.
- Furniture, appliances, debris, etc. is no longer allowed to be placed at the curbs for maintenance staff to discard. Tenants are responsible for hauling away their own items. Failure to do so will result in a charge being placed on your account. (**Refer to the Maintenance Charge Sheet**). Continued offenses may lead to lease violations and/or lease termination.

3. Tenants are permitted to plant flower beds/gardens two (2) feet away from the building and around the porch area. Potted plants must be placed on the porch **only** and are limited to five (5) small, medium or, large sizes combined. Protectors must also be placed under all pots to prevent water and dirt from staining the porch. Proper upkeep must be maintained at all times. Failure to do so will result in a letter of warning and may also lead to maintenance staff removing flower beds/gardens and potted plants. A charge will be placed on your account (**Refer to the Maintenance Charge Sheet**). Continued offenses may lead to lease violations and/or lease termination.

- Tenants must remove yard decorations such as solar lights, windmills, flags, etc. prior to maintenance cutting the lawn. The Housing Authority will not be responsible for any damage to your property that is in the mowing area of your lawn.
- Tenants must also pick up after their dogs and cats accordingly.

(EE) To correct any violation (other than a lease termination of tenancy/demand of possession) within seven (7) calendar days of receipt of written notice from the Housing Authority of the specific violation, except as provided to the contrary herein.

EXCEPTIONS:

- Valley Homes is the only property where an exception will be given regarding having a dryer on the back porch/patio/balcony due to the dryer hookups. Dryers that are not working should be removed.
- Maintenance vehicles and/or authorized vendor vehicles are the only ones allowed to park on the grass when needed.