

## **Patio and Lawn Policy**

Effective May 1, 2018

### **Purpose:**

To maintain the beautification of Watertown Housing Authority properties, as well as reduce fire hazards and other safety concerns.

### **Patio and Lawn Policy Regulations:**

Residents are responsible for the day-to-day care, cleanliness, and sanitation of their patios and lawn areas. All mowing and grounds keeping will be the responsibility of Watertown Housing Authority.

Patios and lawns are to be kept in clean and neat condition. No trash containers are allowed to be kept or stored on any patios or lawn at any time.

ONLY furniture specifically designed for outdoor use (i.e. patio chairs and table) and plants/planters are allowed on patios. Any items listed are prohibited from storage on patios and/or lawn; this includes but is not limited to:

- Appliances
- Indoor furniture
- Food
- Cardboard boxes, trash, debris and/or recyclables
- Mattresses
- Carpet
- Hazardous chemicals

No items are to be left on the lawn unless in use; this includes but is not limited to:

- Furniture
- Toys
- Bicycles and/or Scooters

No motorcycles are allowed to be kept on any patios or lawn at any time.

Any personal playground equipment (slides, swing sets, etc.) needs prior approval from Watertown Housing Authority before allowed on the property.

The following rules apply to portable fire pits, patio campfires, etc.:

- Portable fire pits, patio campfires, fire pit kettles, or other such products are not allowed.

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# Watertown Housing

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## A U T H O R I T Y

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### **Enforcement:**

Repeated failure of any Resident and/or their guests to follow the Patio and Lawn Policy will constitute a serious and material lease violation and will subject the Resident to a termination of his/her lease. Before Watertown Housing Authority begins any eviction proceeding under this policy, the following steps will be taken:

- **First violation:** Resident will receive a written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Second violation:** Resident will receive a second written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Third violation:** Resident will receive a final written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Fourth violation:** Watertown Housing Authority will begin legal proceedings with 30-Day Notice to Vacate.

\*Disclaimer: All written 24 Hour Notices will state if Resident fails to become compliant within that timeframe, items causing violation may be removed and disposed of by Watertown Housing Authority at a charge to the Resident.

### **Residents' Responsibilities Under Patio and Lawn Policy:**

Residents agree and acknowledge that the apartments to be occupied by the Resident and common spaces on all Watertown Housing Authority properties are to be kept in a clean, safe and sanitary condition under this Patio and Lawn Policy. Residents will be responsible to inform all of their guests and visitors of the Regulations of this Policy and that their housing may be affected by violations. Residents will comply with the Patio and Lawn Policy.

Complaints about violations should be made promptly, within twenty-four (24) hours, to the Watertown Housing Authority Administrative office. Complaints should be made in writing and should be as specific as possible, including the date, time, location, and suspected source of violation, fire hazard and/or other safety concern. Complaints may be made anonymously. Complaint forms will be made available by the Watertown Housing Authority.

### **House Rules:**

This Patio and Lawn Policy will be incorporated as an addendum to the House Rules and therefore, part of the lease. All residents will be required to sign this Addendum to the House Rules which acknowledges their acceptance of and compliance with this Policy.

**ALL RESIDENTS ARE EXPECTED TO SIGN THIS NEW ADDENDUM BY MAY 1, 2018. FAILURE TO SIGN OR COMPLY MAY RESULT IN A NON-RENEWAL OF THE TENANT'S LEASE.**

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### **Patio and Lawn Policy Resident Certification/Lease Addendum**

I, \_\_\_\_\_, acknowledge receipt of Watertown Housing  
(Print Name)

Authority's Patio and Lawn Policy which will become effective on May 1, 2018. I acknowledge that I have read and agree to abide by the Patio and Lawn Policy and understand that any violations of said policy will result in the following:

- **First violation:** Resident will receive a written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Second violation:** Resident will receive a second written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Third violation:** Resident will receive a final written notice to be in compliance within 24 hours, which shall be documented in the tenant's file;
- **Fourth violation:** Watertown Housing Authority will begin legal proceedings with 30-Day Notice to Vacate.

\_\_\_\_\_  
Head of Household

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse/Co-Head

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other adult over 18 years of age

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other adult over 18 years of age

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other adult over 18 years of age

\_\_\_\_\_  
Date