



THE SETTLEMENT

Rules of Occupancy

Addendum 2

Rules of Occupancy

Tenant agrees with and shall abide by the following Rules of Occupancy while renting the Home:

- a. There shall be no loud disturbances in the house or yard. Loud disturbances as defined as any noise emanating from the Home or its immediate yard that can be heard from a neighboring Home, and that may interrupt the peaceful enjoyment of others.
- b. Firearms shall not be discharged on the premises or in the common areas at any time.
- c. Trash and waste will be promptly cleaned up and properly disposed of and will not be allowed to accumulate within the Home or outside on the premises.
- d. Tenants shall deposit all trash in a suitable receptacle and keep the receptacle inside the garage. Tenants shall not burn their trash or any other item in any yard or in the common areas.
- e. Tenants shall keep the interior and exterior of the house in a clean and sanitary condition.
- f. All vehicles must be registered with the Housing Department.
- g. Unused vehicles, boats, RV's, motorcycles must be stored in the garage, or removed from the premises.
- h. Open fire will be prohibited on the premises. Portable fire pits and grills, when in use, must be placed at least 5 feet from the house.
- i. Any Tenant who leaves the Home for a period in excess of 30 calendar days without notifying the Housing Department will be deemed to have abandoned the Home. In such instances of abandonment, a Tenant may be subjected to eviction.
- j. Tenant shall maintain utilities to the Home. Tenant shall be responsible for propane and electric utilities to the Home, all accounts shall be kept in good standing with the companies providing services for utilities. If Tenant defaults on utility payments, and charges revert to the Housing Department, an administrative fee will be charged in addition to the utility charges.
- k. Tenant, members of Tenants household, and all guests shall comply with all laws and ordinances affecting the use or occupancy of the premises.
- l. Plumbing, electrical, heating and cooling equipment shall not be used for any purpose other than those for which they are intended.
- m. Mechanical rooms are not to be used for any purpose except to house the mechanical equipment necessary for the operation of the Home. Nothing may be stored or kept in this area.
- n. Emergency shelters are for emergency use only; nothing may be permanently stored in this area.
- o. Tenants and members of Tenants household and guests shall not damage or destroy public or private property in or around the premises.
- p. Tenants, members of the Tenants household, and guests may not build, construct, or otherwise place or alter structures upon the property inside or outside the Home.



- q. Tenant shall not make any alterations, additions, or improvements to the Home, including painting or wallpapering. Wall hangings shall be hung using nails or toggle bolts, using the smallest implement possible while still ensuring safety.
- r. Tenant must obtain written permission from the Housing Department in the event that any guest of the Tenant will remain in the Home for a period of 5 calendar days or longer.

Tenants may have overnight guests for up to 14 calendar days, cumulatively, per guest, per year. Additional time may be granted with approval by the Housing Department. Guests who stay longer than 14 calendar days, without the approval of the Housing Department will be considered household members and must be added to the Lease if:

 - i. The guest is qualified for residency.
 - ii. The addition of the guest does not result in the household exceeding the occupancy standards.
- s. Window coverings have been provided, and no other window treatments shall be permitted.
- t. Satellite dishes may be installed in the rear yard. Satellite dishes must not be attached to the housing structure. Installers must coordinate all work in advance with the Housing Department.
- u. Landscaping shall not be removed from the premises. Tenants may add additional plantings with advance permission from the Housing Department. Additional plantings will be maintained by the Tenant.
- v. Transfers, based on decreased family size must be completed within 14 calendar days.
- w. Personal gardens will not be permitted. However, a location for a community garden will be designated.
- x. Bird feeders must be placed on a free standing support, they cannot attach to the structure.

AGREED TO ON THIS _____ DAY OF _____, 20___, BY:

TENANT

Print Name

Signature

HOUSING DEPARTMENT

Print Name

Signature