



COMMUNITY RULES

<p>1. Fair Housing Homes for Good is a steward of valuable public resources and is dedicated to ensuring equity in housing. As a housing provider, we have a responsibility to all who are in our community to make sure that you know how you and your guests are protected from illegal “harassment, threats and intimidation” under Fair Housing laws.</p> <p>We will respond to any and all complaints of harassment related to race, national origin, religion, disability, gender, marital status, familial status (presence of children), source of income, sexual orientation and gender identity that are made against residents, guests or staff.</p>	<p>2. Household members Only the people listed on your lease can live in the unit. You must also immediately report any member who leaves your household. To add a person to your household, please request a packet.</p> <p>You may not move someone into your unit without prior written approval.</p>
<p>4. Conduct You, your household members, and guests must conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others. Between quiet hours of 10:00 p.m. and 7:00 a.m., noise or any conduct that disturbs the quiet enjoyment of any other resident and exceeds what is normal and customary for apartment housing is not permitted.</p> <p>Consuming alcoholic beverages in recreation rooms, laundry areas, parking lots or other common areas is not permitted. Drunken or disorderly conduct and verbal or physical abuse of residents, Homes for Good staff, and other persons on the property will not be tolerated.</p>	<p>3. Unit Absence Notify your Property Manager if you will be gone more than seven days. Absences of 30 days or more require written permission from your Property Manager.</p> <p>HUD does not allow absences longer than 180 days.</p>
<p>6. Trespass Homes for Good may trespass any person from its property for criminal activity or other behavior affecting the health, safety, or peaceful enjoyment of residents. Allowing trespassed people on the property or in your unit is a violation of these rules.</p>	<p>5. Guests Anyone not listed on your lease is considered a guest. Guests can stay up to 14 days in a row or a total of 30 days during any 12-month period. Exceptions will be granted on a case-by-case basis.</p> <p>You must notify your Property Manager when overnight guests will be staying in your unit for more than seven days. Homes for Good requires guests for longer visits to provide proof of their own permanent address.</p> <p>Guests are not allowed to receive mail at your unit.</p>
<p>8. Lockouts If you are locked out during regular business hours, you may be let in for no charge. For afterhours lockouts, call the emergency work order line. You will be charged for this service. You may also call a professional locksmith to gain access to your unit, but they may not change the lock.</p>	<p>7. Laundry Facilities Laundry facilities are for resident-use only. Only use the room while doing laundry. Be respectful of your neighbors by promptly removing laundry and cleaning machines when done. Using dyes and tints in the machines is not allowed. Obey all posted rules and hours.</p> <p>For washer or dryer problems, please notify your Property Manager.</p>



9. Inside your unit

You must occupy your unit only as a dwelling unit, and you must use the parts of the premises including the living room, bedroom, kitchen, bathroom and dining room in a reasonable manner.

Properly use and maintain all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances in compliance with provided instructions. Do not block vents. Keep the heat set to 65 degrees Fahrenheit or warmer in your unit. All furniture, drapes and all other objects at least 12 inches from baseboard or wall heating units. Keep heating units clean and free of dust, debris or blockage. Cooking appliances and the kitchen ventilating fan must be kept free of grease.

Keep your unit clean and free from debris, filth, garbage, and pests.

You may only use picture hooks or nails under one inch long on interior walls.

You must not:

- ⊗ Make modifications without permission
- ⊗ Replace interior doorknobs or install additional locks
- ⊗ Use adhesive strips
- ⊗ Drill, nail, or screw into doors, cabinets, trim, or window frames
- ⊗ Stack items too high that cause a hazard
- ⊗ Store excessive items that cause a hazard
- ⊗ Block access to doors or windows
- ⊗ Block healthy air flow that promotes growth of mold/mildew and other moisture damage

10. Mold and Mildew

Mold and mildew growth indoors are common issues in the Pacific Northwest due to the humid weather. The main causes of mold and mildew growth are too much moisture, not enough air flow, and cold surfaces. To prevent mold and mildew growth:

Use exhaust fans: Keep indoor humidity low by using bathroom fans during and for an hour after showering or bathing. Always use the exhaust fan above the stove when cooking. If your laundry area has an exhaust fan installed, always use it while doing laundry.

Keep air flowing: Raise your blinds or shades as often as possible every day so the window panes can breathe. Keep furniture at least 1" away from walls so air can flow. Use a box spring so the bottom of your mattress can breathe.

Keep the temperature at or above 65°F: Cold surfaces pull in condensation and allow mold & mildew to thrive. Do not turn off heat in any rooms, especially bedrooms. Open closet doors regularly.

Check for moisture: Regularly check, clean, and dry window tracks, and around sinks, toilets, showers, and tubs. Do not keep an excess number of houseplants.

Clean up spills: Immediately dry any water that spills or overflows. This includes from showers, tubs, toilets, sinks, or from spills on carpets, rugs, or floors.

Clean problem areas: If mold or mildew appear on any indoor surfaces less than roughly a three foot by three foot patch, immediately scrub it off with soap and water (bleach is unnecessary), and then rinse and dry the surface.

Please call the work order line if you have any leaking water or plumbing issues, if mold or mildew growth covers a large area, or if growth reappears and you are unable to remove it.



11. Safety and Security

Do not climb on or over balcony railings, store objects on railings, or throw objects off balconies.

Doors and windows should be kept locked. You are responsible for submitting a work order if locks are not functional. Use caution near windows. Window screens are not intended to support a person's weight or prevent a person falling from an open window.

Skateboards, bikes, roller blades and scooters are not allowed on walkways or landscaping. Do not engage in recreational activities in parking lots.

Take special care to prevent slip and falls on stairs, walkways, and parking lots during icy or snowy weather.

12. Trash Disposal and Hazardous Materials

You must dispose of all garbage, rubbish and other waste in a clean, safe and legal manner. Place all trash inside the dumpster or garbage can provided. Do not leave furniture or other oversized items around the dumpster or garbage can provided. Do not leave garbage, trash or any waste items on the outside of your unit at any time. Do not rummage through or remove discarded trash or recycling.

Hazardous, volatile or explosive materials must not be kept on the premises (in or outside your unit, or in any of the common areas, buildings or grounds).

Any "overflow" charges resulting from overfilled trash receptacles or extra items placed out with the trash for pick up will be billed to you.



13. Outside areas

Unit entry areas, balconies, decks, patios, yards, and other areas visible to the outside are not storage areas. Do not block or clutter sidewalks, entryways, stairwells, and ramps. Keep them clean and free from debris and excessive clutter. You may not store any items in common areas. No objects or liquids are allowed to fall from balconies, decks, windows, or walkways. Outdoor furniture or equipment must be clean and designed for outdoor use.

No one may enter or use any areas of the property that are not intended for use by residents, such as roofs, attics, crawlspaces, maintenance shops, etc.

The number and size of plants must be reasonable and not cause blocked egress or damage to the building or other structures. When watering plants, use appropriate containers under pots and ensure the water does not overflow.

All BBQs or grills must be a minimum of 10 feet from the building and combustible materials. Be courteous about smoke.

Do not install or attach radio or television antennas, wires or cables, satellite dishes or air conditioners to the building or fencing without written permission from your Property Manager.

No temporary structures, such as trailers, tents, shacks, barns, canopies, or sheds, will be allowed in the common areas or on decks, patios, or yards without written permission from your Property Manager.

Do not display, install, or attach signs, awnings, canopies, shutters, or tarps to the building or fencing. Political and religious signs and flags may not be posted in yards or common areas. Only window coverings included with the unit should be facing out.

14. Yard Care (if applicable)

You are required to maintain yards and outdoor areas that are a part of your unit. You may request to have a small garden if you have a private yard. Gardening in common areas is not permitted.

You are responsible for:

- Providing your own lawn care equipment and supplies
- Mowing your lawn and not let grass or weeds grow taller than six inches.
- Watering the lawn, depending on the weather, up to 30 minutes twice a week, covering all areas well.
- Removing leaves, debris and excessive lawn clippings regularly as to not damage the lawn.
- Complying with city issued leaf clean-up notices.
- Disconnecting exterior hoses and placing insulating faucet covers over hose bibs during winter months.
- Shrubs, invasive species (such as blackberries), and all other plantings must be kept at least 12 inches from any fence or building.

Any major work, including tree trimming, must be coordinated through your Property Manager. If trees, shrubs or bushes become weakened due to weather, vandalism or old age, please report it to the work order line. You will not be charged for required non-routine yard maintenance.

If you do not maintain your yard and have not complied with a written notice of the violation, Homes for Good may complete yard maintenance work and bill you for the work.



Do not drill, nail, or screw into the outside of the building, fence, or any other structure.

Residents in single family homes and duplexes are responsible for snow and ice removal on private sidewalks and walkways. Homes for Good plows common parking lots. You are responsible for uncovering your own vehicles.

The following items are not allowed anywhere on the property for insurance and safety reasons: waterbeds, hot tubs, swimming or wading pools, "Slip and Slides" or similar attractions, trampolines, bounce houses or similar attractions, portable space heaters, drones, bonfires, fire pits or similar fire container, fireworks or other hazardous, volatile or explosive materials.

15. Pest Control

You agree to promptly report any pest problems or signs of pests. You must prepare your unit for treatments to ensure the safety and effectiveness of the treatment by following Homes for Good's and the pest control company's instructions. If you have not prepared your unit by the scheduled time, you may be charged for the pest control service call.

You are responsible for notifying Homes for Good in writing of any anticipated health or safety concerns related to extermination and the use of pesticides.

16. Vehicles

Vehicles kept on Homes for Good property must be registered to the household, in legal operating condition, have current license plates and registration, and be properly parked. Improperly parked vehicles may be towed at the owner's expense.

Improper parking includes:

- Parking in disabled persons' space
- Parking in No Parking area
- Parking in Reserved or Designated space
- Parking in 2 spaces
- Blocking driveway, mailboxes, access, or fire hydrant

Vehicles must not be parked in a way that damages property or creates a safety hazard. Vehicles that cannot be properly parked must be kept off the property. You are financially liable and responsible for any damage to the property or to persons caused by your vehicle. Homes for Good is not liable for any damage to your vehicle caused by weather, other residents, or forces outside of its control.

Vehicle use on or near the property that violates law or ordinance is a violation of these rules.

Stored vehicles are not allowed. Any vehicle that is not operational and street legal, excessively leaking fluids, or not being driven regularly must be removed from the property or may be towed at the owner's expense.

Trailers, storage pods, oversized, and recreational vehicles or boats are not allowed on the property without written permission. Permission will be granted only on a temporary basis.

Minor vehicle maintenance is allowed, such as checking fluids or changing a tire, but must be attended at all times and not exceed 24 hours. Vehicle repair is not allowed.

The speed limit on all Homes for Good property is 10 miles per hour. Speeding is a safety hazard, and will be considered a violation of these rules.



Parking is for residents and their visitors only. Resident parking spaces are not assigned, unless specifically designated by Homes for Good. Visitors must park in "Visitor Parking" where it is provided.

Daily personal care attendants' vehicles count toward total household parking limit.

1 vehicle per household:

- Cresview Villa
- Laurelwood Homes
- Maplewood Meadows
- McKenzie Village
- Pengra Court
- Riverview Terrace

1 vehicle per licensed driver, maximum 2 vehicles per household:

- Parkview Terrace
- Lindeborg Place
- Veneta Villa
- Abbie Lane Courts
- Fourteen Pines Apartments
- Village Oaks Apartments

17. Insurance

Residents are not allowed to keep or do anything in any unit or common area that will increase the insurance rate for the property or result in cancellation of the property insurance.

Homes for Good is not responsible for personal property left in common areas or any other location on the premises. Homes for Good insurance policy does not cover the contents of resident units or personal liability. Homes for Good recommends that the resident obtains a renter's insurance policy.



18. Smoke-Free Policy

This policy applies to all employees, residents, household members, guests, and service persons. Residents are responsible for ensuring that household members and guests comply with this rule.

Smoking is prohibited in all units and interior areas, including but not limited to hallways, offices, community rooms, laundry rooms and similar areas. Smoking is also prohibited in outdoor areas within 25 feet from housing and office buildings. At smoke-free properties, you must be on the public sidewalk or other non-Homes for Good property to smoke.

"Smoking" is defined as any inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, or other prohibited tobacco product, plant, or compound. This includes water pipes, hookahs, e-cigarettes, and vapes.

You acknowledge that the No Smoking Policy:

- a. Does not make Homes for Good a guarantor for your health or for the smoke-free condition of the non-smoking areas of the property. However, Homes for Good will take reasonable steps to enforce the policy.
- b. Is not a promise or guarantee that Homes for Good property will be smoke-free.
- c. Does not imply or express warranties that the property will have any higher or improved air quality standards than any other rental property.
- d. Residents with respiratory ailments, allergies, or other conditions relating to smoke are hereby notified that Homes for Good does not assume any higher duty of care to enforce the No Smoking Policy than any other obligation under the Lease Agreement.
- e. Any violation of the rules and regulations in the Lease Agreement, which includes the No Smoking Policy, may be grounds for termination of tenancy.

Any wall, ceiling, or other damage caused by the buildup of smoke, nicotine, or any other residue as a result of smoking as defined above is very difficult and costly to repair. You will be held financially responsible for any repairs of damage caused by smoking.

Smoke-Free Properties

Smoking must take place off Homes for Good property.

- McKenzie Village
- Single-family homes & duplexes
- Maplewood Meadows
- Lindeborg Place
- Cresview Villa
- Abbie Lane Courts
- Firwood Apartments
- 100 West 13th Admin Building

Smoke-Free within 25 feet of buildings & playgrounds

- Laurelwood Homes
- Pengra Court

Properties with Smoking Areas

Smoking is only allowed on the property in the designated areas.

- Fourteen Pines
- Parkview Terrace
- Riverview Terrace
- Village Oaks Apartments
- Veneta Villa

19. Illegal Drugs and Controlled Substances

The possession, use, sale, manufacture or distribution of any illegal drug or controlled substance on Homes for Good property is prohibited and may result in lease termination. Marijuana is not permitted in federally subsidized housing. Oregon marijuana guidelines apply in non-federally subsidized housing.

Community Rules are an addendum to the Lease Agreement. With my signature, I understand and agree to follow these Community Rules:

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____

Homes for Good Signature: _____

Date: _____