



TRASH AND YARD GUIDELINES

Residents are required to keep their assigned areas free of all litter, trash, glass, etc. at all times. Assigned areas are defined as the interior of the residence, exterior front yard, side yards, rear yard, hallways, to include landings and stairs, any other areas available for the exclusive use of residents, and all other areas designated by CMHA.

All litter, trash and/or garbage **must** be placed inside of a dumpster or other CMHA approved trash container. No trash is to be placed outside at a dumpster location. No trash, etc. is allowed to be set out at dumpster locations between the hours of 6 a.m. and 1 p.m. on days of dumpster pick-up. No household trash or garbage is to be placed in public pedestrian cans.

All trash must be placed in trash containers furnished by CMHA or, where applicable, CMHA approved trash containers purchased by the resident. All trash containers must have lids securely in place at all times. All trash containers not meeting these requirements are subject to removal, replacement and/or disposal by CMHA at the resident's expense.

Trash containers must be set out for pick-up after 6 p.m. on the evening before the morning of trash collection. Trash containers that have not been set out at the curb by 6 a.m. on the morning of trash pick-up may be moved to the curb by CMHA for pick-up.

Trash containers must be removed from the curb and placed behind and against the resident's apartment, home or other area that has been designated by CMHA by the end of the day on which the trash was collected

Residents who are responsible to mow their own grass may not allow the grass to exceed six (6) inches in height at any time.

The destruction of turf areas is strictly prohibited. Residents who are responsible to keep bushes trimmed must do so in such a manner as not to destroy the bushes.

No items may be placed or stored in hallways outside the unit. Grills and furniture manufactured as outdoor furniture which is in good repair may be stored, at CMHA's discretion, behind homes, town homes and row houses. All items not meeting this description will be subject to removal by CMHA and, if applicable, will be held in storage for not more than 30 days, after which time CMHA will dispose of such item(s). CMHA will not be responsible for the condition of any item held in storage. No items are to be stored outside for future disposal. Residents of CMHA family communities may place large item(s), e.g. furniture, at the curb for pick-up on their normal trash collection day during the hours specified in number 4 above. CMHA will pick these items up on the regular trash day at no cost. All other areas must contact the local city sanitation department for instructions.

Barbeques and Open-flame cooking Devices: The operation of a gas or charcoal burner, or any other open-flame cooking device, is prohibited on decks and balconies. In addition, these devices shall not be used anywhere within 10 feet of residential dwelling unit, which could include a nearby wall, overhang, patio fence, railing, or the deck above a neighbor's deck or patio. Additionally, the use of outdoor grills must conform with local ordinance.

Vehicles that are not road-worthy are subject to removal at the owner's expense.

Marking on interior or exterior walls, floors, ceilings, doors, etc. is not permitted. Air conditioners **must** be properly installed. Air conditioners may not be held in place with bricks, cans, etc. Residents with air conditioners that are not properly installed will be given 48 hours notice to either get the air conditioner properly installed or remove it from the window. If this is not done, CMHA will remove the air conditioner from the window. CMHA is not responsible for any damage to the resident's air conditioner.

At the request of a resident, CMHA will securely install a resident-owned air conditioner in a unit. There is a \$50 maintenance charge for this air conditioner installation service. CMHA is not responsible for the proper operation of the air conditioner unit.

Entrance doors and screen doors must be kept clean at all times.

Window shades and blinds must be kept in good condition.

The resident is responsible for all broken windows and torn or missing screens.

Dumping of food, garbage, grease or any other substance out of windows is not permitted. The running of washing machine hoses, water hoses or dryer vent hoses out of windows is not permitted. The dumping of charcoal onto the ground is not permitted.

Residents are not to install, keep, store or use any swimming pools or tents regardless of size, without written authorization from CMHA

**SUMMARY OF CHARGES
FOR
VIOLATION OF TRASH AND YARD GUIDELINES**

It's not hard to be a good neighbor—and a good renter. Respect for other people's property, including CMHA's, usually means you will get along just fine in your community. However, if you choose not to follow the rules, then CMHA will enforce the rules for the good of the entire community.

If CMHA must take corrective action because a member of your household or your guests have not complied fully with these ***Trash and Yard Guidelines***, the following maintenance charges will be billed. Repeated violations may also result in the termination of your lease.

IF YOU OR YOUR GUESTS	YOU WILL BE CHARGED
DO NOT keep your assigned inside area clean (including hallway, landing and stairs).	\$15 minimum
DO NOT keep your front yard clean.	\$15 minimum
DO NOT keep your side yard clean.	\$15 minimum
DO NOT keep your rear yard clean.	\$15 minimum
DO NOT place trash in approved dumpsters or trash containers	\$15 minimum
DO NOT maintain all trash containers, including lids, in good condition.	Disposal and replacement cost
DO NOT place your trash container at the curb after 6:00 p.m. on the day before trash pickup but before 6:00 a.m. on the day of trash pick- up. The trash pick up day may occasionally change due to a holiday.	\$75 minimum
DO NOT remove your trash containers from the curb by 12:00 midnight on trash pick- up day.	\$75 minimum
DO NOT keep your grass mowed below 6 inches. ¹	\$50 minimum
DO NOT keep bushes trimmed ² .	Actual cost to trim and/or replace
Destroy bushes, plants or trees.	Actual cost to trim and/or replace
Destroy grass (turf) areas in your yard.	\$3 per square foot
DO NOT keep items out of common hallways.	\$25 minimum
DO NOT keep unauthorized items out of your yard.	\$25 minimum
DO NOT promptly remove vehicles from the property that are not road-worthy.	\$35 minimum plus towing and impoundment charges
DO NOT keep walls, floors, ceilings and doors free of graffiti.	\$25 minimum
DO NOT properly install window air conditioner. ³	\$25 minimum to remove
DO NOT properly install satellite TV dish, which may not be installed on the roof. ⁴	\$25 minimum to remove
DO NOT keep your entrance door and screen door clean.	\$10 minimum for each door
DO NOT keep your window shades and blinds in good condition.	\$3 per foot in width plus cost of brackets
DO NOT keep screens in good condition.	\$18 per window screen minimum/ \$36 per door screen minimum
Break windows or door glass	\$28/window minimum
Throw trash or other objects out of windows, dump grease or charcoal in the yard, run washer hoses, dryer hoses or garden hoses out the window, etc.	\$20 minimum charge plus \$3 per sq. ft. for turf restoration

¹ Applies only to residents in scattered-site units, who are responsible for maintaining their own yards.

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³ At the resident's request, CMHA will install your window air conditioner properly, for a \$50 maintenance charge.

⁴ Before installing a satellite dish, contact your Property Management Office about the location of the dish. Do not assume that a professional installer will make sure it complies with CMHA's requirements.

Effective: 07/01/2021