

HOUSE RULES
HOUSING AUTHORITY of the CITY of SANTA BARBARA

1) GENERAL

This document is an addendum to, and is part of the Residential Dwelling Lease (“Lease”), dated [REDACTED], between the HOUSING AUTHORITY of the CITY OF SANTA BARBARA, (“Housing”) and [REDACTED] (“Resident”), for the dwelling unit located [REDACTED] (“Premises”).

Amendments to the House Rules may be adopted by Housing upon 30 days prior written notice to Resident. House Rules shall apply to Resident(s), Authorized Persons, guests and invitees. Violation of these rules will constitute violation of your Residential Lease Agreement.

2) ADMINISTRATIVE

- a) Rent is due and payable on the first of each month at any office of Union Bank (formerly Santa Barbara Bank and Trust). Resident must use their rent coupon issued for their unit only.
- b) Please direct all complaints to your on-site manager or to the Housing Management Department

3) NOISE AND CONDUCT

- a) Resident shall not make or allow any excessive noise on the Premises nor permit any actions that will interfere with the rights, comforts or conveniences of other persons. Resident shall refrain from playing any mechanical, electronic, or other entertainment equipment at a volume likely to disturb other persons. Live amplified music is prohibited. Quiet hours are from 9:00 p.m. to 9:00 a.m.
- b) Laundry room hours are 9:00 a.m. to 9:00 p.m. Common laundry room doors will be locked PROMPTLY at closing. Resident is responsible for ensuring sufficient time to finish laundry before closing hours. Any items left at closing will be locked inside until the next scheduled opening time. The property manager or Housing will not be responsible for lost, stolen, or damaged items. Resident shall clean filters and wipe down machines after each use. Residents at properties with individual laundry rooms on their patios or in their units or residents with keys to common laundry rooms must adhere to the hours of 9:00 a.m. to 9:00 p.m. so as not to disturb other residents. Improper use of machines, including overloading or washing inappropriate items, such as rugs may result in a tenant charge for machine repairs or replacement. Resident acknowledges that guests cannot use the laundry room or any common area facilities without the accompaniment of resident at all times.
- c) Community/Recreation rooms are for the use of residents only unless authorized by Housing. Resident is responsible for keeping rooms clean and turning off equipment and appliances after use. Community rooms are for the shared use of all residents and Resident’s use of Community rooms must be reasonable as determined by the Housing Authority. Resident must not monopolize rooms or consistently use as a substitute for their apartment activities. Resident must obtain Housing’s written authorization and comply with Community Room Use Policy to reserve rooms for gatherings.
- d) Resident acknowledges that Resident shares common walls, floors and/or ceilings, and shall accept as reasonable and normal, typical sounds including but not limited to, noises generated by the use of plumbing, fans, doors, etc. Resident shall refrain from banging on ceiling or walls to alert neighbors to noise. Resident shall refrain, and shall ensure that Resident’s guests or minors likewise refrain, from activities and conduct inside and outside the Premises (patios, balconies, common areas, parking areas, or recreational facilities) that are likely to annoy or disturb other persons, including, but not limited to loitering, partying, or loud conversations. Resident and guests will remain clothed in common areas and when in view of others. Public nudity or other lewd conduct is prohibited. Consumption of alcoholic beverages in common areas is prohibited.
- e) The Housing Authority has a zero-tolerance policy for any vandalism, graffiti and/or malicious damage done to Housing property. Resident and Resident’s guests who engage in vandalism and/or destruction of plants, playground equipment, gardening equipment, or other property of the Housing Authority, neighboring properties, or public property will be prosecuted and the Lease and any related rental subsidy may be terminated. In addition, Resident shall pay to Housing any costs associated with repairing damage to Housing property caused by Resident or guests.

- f) Yard sales, rummage sales, or other advertised events that attract the general public shall be prohibited without written permission from the on-site manager or the Housing Management Dept. If permitted, such events shall be conducted in accordance with S.B. Municipal Code provisions.

4) CLEANLINESS, TRASH & RECYCLING

- a) Resident shall keep the Premises, as well as areas immediately adjacent to the Premises, clean, sanitary and free from objectionable odors. Resident shall ensure that trash or other materials are not stored or permitted to accumulate so as to be unsightly, cause a nuisance or hazard, or be in violation of any health, fire, or safety regulation. Resident is responsible for keeping the area immediately outside their unit clean and free of any debris including trash, and/or recycling. Resident shall be responsible, at Resident's sole expense, for hauling to the dump those items too large to fit in the trash containers. Under certain circumstances, Housing may provide hauling of large items; however, Resident must obtain permission from the Housing Authority Property & Development Department ("Maintenance") before placing large items out for pick-up. Resident shall not place furniture, mattresses, appliances, electronics, vehicle parts, or vehicle fluids in or around the trash container, trash disposal area, or in or around the Development.
- b) Resident shall separate trash and put trash and recyclables into appropriate bins. Resident shall ensure that bottles, cans, newspapers, cardboard/packing boxes, or other recyclables are not stored inside the unit, and that boxes are broken apart before being placed in the recycling or trash containers, as appropriate. Containers used personally by the resident for recycling shall not be larger than a 40 gallon trash receptacle and resident cannot use more than one such container regardless of its size. Such container must have a tight fitting lid to be used at all times, must be emptied regularly, and must be stored in an outside area not visible to others.
- c) Resident shall not feed, nor leave food or seeds out for birds or other wild or domestic animals in any outside area. This practice attracts rodents, results in increased bird and animal droppings and creates unsafe and unsanitary living conditions. Leaving any materials in any manner that will attract such animals onto Housing property shall be prohibited.
- d) Residents with pets or service animals authorized by the Housing Authority must clean up after their animal inside the unit as well as in and around the Development. Cats and dogs must be accompanied by a responsible party and be on a leash when outside of the unit. Residents must comply with Housing's lease addendum for pets. Animals not authorized by Housing are prohibited.
- e) Resident shall refrain from storing or disposing of any combustible or hazardous materials in or about the Premises, trash containers, dumpsters, storm drains, or sewer or drain lines. Resident shall also refrain from using common area trash cans to dispose of Resident's household trash; all household trash shall be disposed of in dumpsters only.
- f) Resident shall not use window, ledge, balcony, patio, yard, or any common area, as a place to store or hang items including but not limited to, laundry, rugs, towels, and mops. Resident shall refrain from shaking clothing, rugs, and similar items from any windows or balconies.
- g) Resident shall not have more than one storage shed on Resident's patio. Any storage shed shall be lower in height than the top of any patio fence/wall so as to remain out of sight as much as possible. Any exceptions to this rule shall require written permission from Housing.
- h) Resident shall ensure that indoor furniture is kept inside the Premises. Yard areas, patios, porches and/or balconies may have furniture designed for outdoor use only. Outdoor furniture must be maintained and Housing may require that unsightly items be removed. Planters placed on balconies shall have appropriate trays, so that water from planters does not run onto units below and shall not be placed on the ledge. Outdoor planters and potted plants must complement the property as determined by Housing and shall not impede safe passage in common areas; a minimum of three feet of unimpeded walkway must be maintained at all times. No plants or trees may be planted in the ground without prior written permission from Housing.

5) MAINTENANCE & REPAIRS

- a) Reporting of Repairs.

Please report any needed repairs to the Property & Development Department at (805) 897-1060 during regular business hours.

In case of an after-hours repair emergency, call (805) 965-1071 and follow recorded instructions.

- b) Resident is expected to keep clean and in good working order all appliances and accessories within the Premises, and to promptly report any needed repairs. Resident is responsible for replacement of all light bulbs. Resident is responsible for reporting issues as soon as is practical after the defect is discovered. Failure to report maintenance items may result in charges to Resident and may be deemed a lease violation.
- c) If an inspection of the unit fails or if Housing staff otherwise finds the unit in an unacceptable condition, Resident may be referred to the Home Care Program and may be required to participate in said program in order to fulfill Lease obligations for maintaining Premises in a safe and sanitary manner.
- d) Resident shall not use drain cleaners of any kind, other than common household bleach or white vinegar. Resident is responsible for plumbing costs associated with hair, food, and foreign objects found in drains and plumbing. It is the Resident's responsibility to report slow drains to Maintenance. Housing Authority personnel shall make arrangements for plumbing repairs. Tub enclosures and shower stalls are to be cleaned with non-abrasive cleansers. Resident is responsible for care and replacement of toilet seats.
- e) Resident shall report immediately any cockroach, rodent, bedbug, or termite activity. Ant activity is very common throughout Santa Barbara and generally will not be abated by the Housing Authority.

6) DECORATING/OTHER RESTRICTIONS

- a) Resident may decorate the interior of the Premises with Resident's own drapes or blinds, provided that window treatments are of a neutral color (i.e., white or beige), as seen from the exterior of the Premises. Resident shall be responsible for maintaining Housing Authority drapes and/or blinds. Resident shall not use aluminum foil, paper, sheets, or other unsightly materials as a window covering. Resident shall not apply stickers, signs, or notices on doors or windows. Holiday lights and decorations must be removed from the exterior of the Premises within two (2) weeks after the applicable holiday.
- b) Resident shall not install an air conditioner (window-mounted unit) without prior written permission from Housing. Resident may not install any antennas, including satellite dishes or mini-satellite dishes, upon either the interior or exterior of the Premises or common areas, including windows and balconies, without prior written authorization from Housing.
- c) Resident shall not place or allow to be placed, any liquid-filled furniture or other items in or outside the unit, including but not limited to, fish tanks (except as permitted per Housing's Pet Policy), hot tubs, and waterbeds, without prior written consent from HOUSING. HOUSING may require Resident to provide proof of insurance naming HOUSING as a co-insured for any exceptions granted.
- d) No dishwashers, washing machines (portable or otherwise), or any other appliances that consume large quantities of water may be installed or used within Premises. The only exception to this rule applies to Premises designed to accommodate these types of appliances and where Resident pays the water bill.
- e) Residents are not permitted to install any locks, including but not limited to, chain locks and slide bolts. Only locks supplied and installed by Housing may be used (with the exception of patio gates). Resident shall not replace or alter any lock or doorknob in the Premises. Deadbolts and/or keyed locks are prohibited on interior doors. If a padlock is used on patio gates, resident must provide Housing with a key. Any other lock that is changed without prior written permission from Housing shall be considered a structural alteration and a violation of the Lease.
- f) Residents are not permitted to use any barbecues that are charcoal or wood-burning. Propane barbecues may be permitted at certain properties or units as determined by Housing.

7) VEHICLES & PARKING

- a) Residents and guests shall comply with Housing's parking policies and Vehicle and Parking Agreement and/or Vehicle Limitation Agreement, as well as any specific guidelines for their complex. Any vehicle parked in a Housing lot must have a valid registration and Housing parking sticker displayed in accordance with the Vehicle Agreement. Boats, trailers and RVs are not allowed to park in Housing lots at any time.
- b) Any vehicle improperly parked, blocking another vehicle, illegally parked in a handicapped space, or blocking an emergency vehicle access lane (fire lane) will be ticketed and/or towed away at vehicle

owner's expense. Housing is under no obligation to warn the owners or drivers of improperly parked vehicles prior to ticketing and/or towing.

- c) Repairing, disassembling, or washing any vehicle and/or storing inoperable vehicles shall not be permitted on Housing property. Removal and towing fees will be charged to Residents who do not comply.
- d) Residents are responsible for driving safely on all Housing properties. Speeding or other dangerous or careless driving is strictly prohibited. No motorized vehicle (i.e. mopeds, ATV's, motorized bikes, etc) may be ridden or parked on patios, walkways, entryways, sidewalks, or inside the unit.

8) SAFETY & SECURITY

- a) Safety and security is the responsibility of each Resident. The Housing Authority assumes no responsibility or liability, unless otherwise provided by law, for Residents' safety and security, or for injury or damage caused by criminal, negligent, or other acts of Resident or other persons.
- b) All Housing Authority dwelling units have locks on exterior doors. It is the Resident's responsibility to ensure that locks are secured upon exiting Premises and to notify Maintenance if any lock is not functioning properly.
- c) All common area lighting is to be controlled by Housing Staff only. Resident shall not tamper with lighting controls, fixtures, or bulbs in common areas.
- d) Smoke and Carbon Monoxide detectors are not to be disconnected. Detectors should be tested by Resident at least twice per year and prior to annual inspections for proper operation. It is the resident's responsibility to ensure that batteries are replaced as needed and detectors are in good working order and are not abused, destroyed, tampered with, or rendered inoperable by Resident or their guests. Note: if smoke and carbon monoxide detector contains a "10-year lithium battery", please contact the Housing Authority prior to replacing the battery.
- e) Parking lots, carports, and laundry rooms are not play areas. Residents and/or resident's guests shall not be allowed to loiter or play in these areas. No cycling, skateboarding, skating, ball-playing, or other recreational or play activities will be permitted in parking areas. Resident shall be responsible for safety and take care that objects are not left in public areas or walkways and do not otherwise create a safety hazard. "Bounce Houses" are prohibited on Housing Authority property.
- f) Resident shall not place, store, leave unattended or discard, bicycles, shopping carts, furniture, or any other items in the common areas or around Housing property. Common areas include, but are not limited to, hallways, entrances, breezeways, sidewalks, stairways, garden areas, public meeting rooms, laundry rooms, water heater closets and parking areas. If Resident leaves items in the common areas, Housing may remove these items and dispose of them at Resident's expense.
- g) Where available, the bike cage is solely for the use of Resident. Resident shall not store nor allow others to store non-resident or inoperable bikes in the bike cage.

THE UNDERSIGNED RESIDENT(S) ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE FOREGOING DWELLING LEASE ADDENDUM, WHICH IS INCORPORATED INTO THE LEASE AGREEMENT. VIOLATIONS OF THIS ADDENDUM MAY RESULT IN RESIDENT CHARGES AND/OR MAY CONSTITUTE CAUSE FOR TERMINATION OF THE LEASE AND ANY RENTAL SUBSIDY ASSOCIATED WITH THE LEASE. THE UNDERSIGNED RESIDENT HAS RECEIVED A DUPLICATE OF THIS ORIGINAL.

RESIDENT Signature

Date

RESIDENT Signature

Date

RESIDENT Signature

Date

RESIDENT Signature

Date

HOUSING AUTHORITY Signature

Date