



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

House Rules for Project Based Voucher Properties Effective March 1, 2018

These rules are part of the Residential Lease Agreement (Section 5). "Resident" means the Tenant(s) signing below and all of their family members. All residents and their guests must follow these rules to comply with the Lease.

1. **Quiet Enjoyment:** Residents and their guests must always be respectful to others. They must not disturb the neighbors. They must not be aggressive or threatening to other residents, guests, staff or any other person.
2. **Smoke-Free Housing:** Effective July 1, 2018, all Asheville Housing buildings and apartments are smoke free. Residents and guests shall not smoke any substance at any time when they are inside an apartment or any other building. This includes electronic cigarettes, vaporizers, pipes and water pipes. They may smoke outdoors, except when they are on or near a playground. Cigarette butts must be disposed of properly. *See Smoke Free Housing Policy for more details.*
3. **Smoke Detectors:** Residents and guests must not remove or disable any smoke detector. Report smoke detector problems to the manager right away.
4. **Trespass List:** Residents must become familiar with the Trespass List posted in the office. Residents must not allow any person who is on the Trespass List in or near their unit. *See Trespass Policies and Procedures for more details.*
5. **Housekeeping:** Residents and guests must meet the minimum housekeeping standards at all times. If a unit fails an inspection, Asheville Housing will re-inspect within thirty days. Repeated failure to meet the housekeeping standards will result in lease termination. *See Minimum Housekeeping Standards for more details.*
6. **Grounds & Porches:** Residents and guests may not store any personal belongings outside. Residents may have a reasonable amount of outdoor furniture for personal use on their porch. Temporary outdoor shelters, tents and gazebos are not allowed.
7. **Grills:** Residents may keep one grill outside on their porch. They must move it 10 feet away from the building before lighting. Grills and propane tanks must not be stored indoors. No grills in Altamont, Aston Park Tower, or Bartlett Arms.
8. **No Swimming Pools:** Residents may not have a pool of any kind on the property. This includes kiddie pools, wading pools, inflatable and hard-sided pools.
9. **Pets:** Residents may only have a pet (including a visiting pet) with written approval from Asheville Housing. To have a pet (including a visiting pet) they must pay pet deposits and fees. *See Pet Policy for more details.*

10. **Quiet Hours:** Designated quiet hours are from 10:00 pm – 7:00 am. During those hours, residents and their guests must bring children indoors. They must make sure that noise from the unit is no louder than 60 decibels (normal conversation level). During the quiet hours, outdoor gatherings and parties are prohibited.
11. **No Portable Heaters:** Residents must not have a portable electric, kerosene or other unvented heaters in the apartment.
12. **Parking:** Residents and their guests may park only in designated parking areas. Vehicles outside parking areas may be towed without warning. This includes motorcycles and scooters.
13. **Vehicle Maintenance:** Residents and their guests may not wash cars or do maintenance on the property. All vehicles must be in good operating condition, licensed and inspected. If not, they will be towed after posting a 72-hour notice on the vehicle. Asheville Housing allows parking for one vehicle per family, unless there is a documented need for more.
14. **Speed Limit:** The speed limit is 10 miles per hour.
15. **Guests:** Residents must register guests staying more than 30 days with the manager. No guest may stay more than 90 days in a year, unless authorized in writing by Asheville Housing. People receiving mail at an address are considered to be staying at that address.
16. **Trash:** Residents and guests must bag trash and put it in a rolling trash bin or a trash chute. Please put medical waste in a safety container before placing it in the bin. On collection day, they must roll the bin to the street in the morning. To avoid a possible fine, they must roll it back behind the unit before nightfall. We encourage use of recycling bins.
17. **Window Air Conditioners:** Residents may use a window air conditioner between April 1 and October 31. They must be removed to conserve energy in the winter. AC units should be installed by Asheville Housing staff or another other skilled person. Residents will be responsible for any damage to windows caused by self-installed units. AC units are not allowed in windows that open by sliding side-to-side or crank out on a hinge.
18. **No Loitering:** Residents must not stand around idly outdoors or sit on other resident's porches.
19. **Excessive Court Filings –** Residents filed in court more than three times will be required to seek approved supportive services and sign a final warning lease addendum before Asheville Housing will discontinue any pending court proceedings.
20. **Satellite TV and Internet Services-** Residents of Altamont Apartments, Aston Park Tower and Garden Apartments and Bartlett Arms may not have a satellite dish installed on the property for their personal use.

I/we understand these rules:

Head of Household Signature: _____ **Printed Name:** _____

Members 18 & up Signature: _____ **Printed Name:** _____

Unit: _____ **Date:** _____