

# **HOUSING RULES AND REGULATIONS**

## **Ganado Unified School District**

### **1. Definitions**

- 1.1. "Housing Unit" means the interior and exterior, including the yard and adjacent sidewalks, of the house, apartment or trailer assigned to Tenant.
- 1.2. "Premises" means the housing unit to which Tenant has been assigned, and all District Housing common areas.
- 1.3. "Pets" are defined as dogs, cats, reptiles, birds, fish, rodents, and insects.
- 1.4. "Livestock" is defined as horses, cows, goats, sheep, poultry or any other animals not included in the definition of "Pets."

### **2. Prohibited Activities**

- 2.1. Deliberately or negligently destroying, defacing, damaging, impairing, or removing any part of the premises or knowingly permitting any person to do so.
- 2.2. Subletting, assigning, leasing or loaning the Housing Unit to any other individual.
- 2.3. Use of the premises for anything other than residential purposes (i.e., Conducting a business, using the Housing Unit as a storage facility for any other use which is not strictly residential.).
- 2.4. Altering the interior or exterior of the premises, including fencing or yard space, without written approval by the Housing Maintenance Supervisor. All alterations, improvements or additions will become and remain the property of the District.
- 2.5. Allowing any person other than the approved Tenants listed on the District Housing Rental Agreement to stay in the Housing Unit. Occasional overnight guests are permitted, not to exceed three consecutive nights. Requests for overnight guests who wish to stay more than three consecutive nights must be submitted to, and approved by, the Housing Maintenance Supervisor in advance.
- 2.6. Any illegal activities conducted, condoned, or allowed on the premises which include: illegal drugs, alcohol, smoking, weapons, domestic violence, gang activity, gambling, graffiti, unauthorized trespassing, theft, vandalism, harassment, and bullying. Tenants who commit illegal activities may lose their housing privileges.
- 2.7. No Water Hauling.
- 2.8. Trash Bins are for tenant's use only.

### 3. Tenant Responsibilities

- 3.1. Tenant must comply in all respects with the District Housing Policy and the District Housing Rental Agreement.
- 3.2. Tenant must conduct himself or herself, and require other persons on the premises with the Tenant's consent, to conduct themselves in a manner that will not disturb the Tenant's neighbors' peaceful enjoyment of the premises.
- 3.3. Tenant must comply with all applicable federal, state and local building, health, and safety codes.
- 3.4. Tenant will comply with all applicable federal, state, and local ordinances, laws, rules and regulations while on the premises.
- 3.5. Tenant must keep sidewalks adjacent to the housing unit clean, clear and unobstructed.
- 3.6. When the Housing Unit needs repair or maintenance, Tenant must submit a work order to the Maintenance Department.
- 3.7. Tenant must maintain the interior and exterior of the premises in a clean, neat and sanitary condition at all times, including maintenance and upkeep of the appliances, floor coverings, wood stoves, cabinets, inside walls, doors and fixtures. Tenants must maintain lawns and outside areas of the housing unit, including watering, mowing and general upkeep.

### 4. District Responsibilities

- 4.1. The District agrees to maintain the roof, outside walls, foundations, appliances and fixtures provided with the unit. Maintenance or replacement required because of damage caused by Tenant will be charged to Tenant.

#### 4.2. Work Order process

### 5. Vehicles

- 5.1. Occupants will park in Tenant designated parking areas. Overnight parking on the street is prohibited.
- 5.2. Speed limits of 10 mph are in effect for all District Housing areas.
- 5.3. Street-legal motorcycles may be driven in District Housing areas as long as they are not a nuisance and as long as the drivers of same are lawfully licensed.
- 5.4. Dirt bikes and ATV's are not permitted to be driven in District Housing areas.

## 6. Right of Entry

- 6.1. The Housing Maintenance Supervisor or designee has the right to enter the premises for inspection and maintenance. Except in emergencies, the Tenant will be notified at least twenty-four (24) hours in advance of the entry, which will take place while the Tenant or his designee is present, if possible.
- 6.2. No locks are to be added or changed.
- 6.3. The District may enter the housing unit to show the property to new rental applicants with twenty-four (24) hours' notice to Tenant.

## 7. Pets

- 7.1. Tenants are limited to two (2) pets per household.
- 7.2. Pets are permitted but must be trained and manageable. Pets are to be kept at home, penned or restrained at all times, and pets are not to be a nuisance to neighbors.
- 7.3. Every dog must be kept fenced or on a leash. Any dog not restrained by fencing must be kept on a chain.
- 7.4. Owners of pets will be financially responsible for damage to persons or property caused by pets.
- 7.5. Pet owners are liable for damage to property by a pet. More importantly, pet owners are liable for injury to a person committed by a biting or attacking pet. Pet owners may be requested to remove a pet that bites or attacks others.
- 7.6. Pets may only be kept on the premises after payment of a **\$300.00** security deposit per pet, which will be used to rectify any damage to the premises caused by the pets. This deposit is in addition to any other deposits required of the Tenant.
- 7.7. Pet owners are responsible for keeping their pets from becoming a public nuisance, e.g., constantly barking dogs. Consideration of neighbors should be shown by training pets to limit its barking and picking up after your dog(s) at least every other day in your own yard and immediately when they prefer your neighbor's yard.
- 7.8. Pet owners must ensure that their animals have rabies, distemper, parvo canine, and other appropriate vaccinations. If an animal is running loose and not wearing a rabies tag or owner I.D., the animal will be reported as a stray and picked up by the authorities.

- 7.9. Complaints about a pet will first be brought to the owner's attention. Owners are expected to take corrective action. Repeated complaints will result in removal of pet; possibly, the pet owner will be requested to vacate the premises.
- 7.10. The tenant must not keep any livestock in the yard, on the premises, or nearby at any time whatsoever during the continuance of the rental agreement.
- 7.11. Each pet is required to have identification tags linking a pet to a housing unit.