

**CITY OF ONEONTA HOUSING AUTHORITY**  
**JAMES F. LETTIS APARTMENTS**  
**ATTACHMENT #3 TO LEASE AGREEMENT**

**HOUSE RULES**

1. The front stoop entries and patios shall not be obstructed or be used for any purposes, particularly permanent clotheslines, which present a fire escape hazard. Clotheslines may be used if taken down at night. The sidewalks shall not be in any way obstructed. Patios shall not be cluttered with garbage, furniture, or household items other than patio furniture.
2. Any wading pool deeper than 18 inches, or any pool that needs to remain filled when not in use is hereby prohibited. Wading pools must be emptied when not in use and removed from the lawn area. There must be an adult present at all times when pools are in use.
3. Residents are not permitted to have pets without prior written permission from the office. Visiting pets are not permitted. Feeding of stray animals is not permitted. The office can assist in calling the Animal Control office to remove strays.
4. Garbage and refuse must be contained in clear plastic bags, NOT PAPER BAGS, and placed into the dumpster provided. Each household will be given current information about Oneonta regulations for recyclables. A household that needs items taken to the Transfer Station (mattress, couches, etc.) will receive a charge to be paid at the office. Call the office to have items picked up.
5. Annual inspection of each apartment and premises is required. Resident will be notified in writing at least two days prior to inspection.
6. Residents shall not make or permit disturbing noises on the premises, commit acts that have a negative effect on the health and safety of any other person, or interfere with the right of others to the peaceful enjoyment of the premises.

Residents are responsible for the actions of members of the household and their guests. Example: If a guest is involved in actions that violate the lease, the host resident is also held responsible.

Playing musical instruments, operation of a radio, television or sound systems is not permitted at any time if doing so disturbs or annoys others. (Ref: Oneonta City Code, Chapter 65, Public Safety Article I Noise Pollution)

7. Playgrounds are for residents and their guests. There will be no bicycles, skateboards, scooters, roller blades, skates allowed in the playground areas. Slides are not to be used as ramps. The small playground is designed for very young children. Please make sure that older children do not use the small playground unless the older child is watching the young child.
8. Young children under 7 years old must be directly supervised by a parent or adult when outside. Children under 12 must have adult supervision at all times.
9. Residents, family and friends will obey the parking and/or any other traffic regulations

drawn up for the safety, comfort and convenience of all residents. Resident and visitors vehicle I.D. tags are available at the office.

- Drive slowly and watch out for pedestrians.
  - Bicycles, skateboards, scooters, roller blades/skates shall not be used in the parking lots for safety reasons.
  - Vehicles shall not be repaired in the parking lots.
  - Abandoned, unregistered vehicles will be towed at the owner's expense.
10. Re-examination of household income and any other changes is required by HUD by the anniversary date of your lease. Notification of re-certification will be sent to you four months prior to the anniversary date of your lease for the purpose of scheduling your appointment. Changes of \$200.00 or more per month in income should be reported promptly to the office.
  11. Any damages resulting from resident negligence shall be reported to the management office immediately. Repairs or replacement must be paid for by the Resident.
  12. Moving vans/trucks/motorcycles/mopeds/and/or any other vehicles are not permitted on lawn areas. This also applies to riding bikes on lawn areas. Damaging, defacing property, grounds, shrubs or plantings is not permitted. Management is not responsible for items left on the lawn or sidewalks and damaged by lawn mowing and/or snow removal equipment.
  13. All screens are installed on the premises by the landlord, the resident agrees to take care of the screens and upon move out they must be in good order and condition. The resident shall pay for repair of damage due to negligence on his/her part. A schedule of charges for routine damage, replacement, etc., is posted in the office and laundry room.
  14. Laundry facilities are for the use of residents only. Residents may not do the laundry of others who do not reside here nor allow visitors to use the facilities.
  15. The resident shall not permit any persons other than those listed on the lease or re-certification to reside in the dwelling unit for more that fourteen (14) days each calendar year without obtaining the prior written approval of the Landlord.
  16. The resident agrees not to do any of the following without first obtaining the Landlord's written permission:
    - a. Change or remove any part of the appliances, fixtures or equipment in the unit;
    - b. Paint or install wallpaper or contact paper in the unit;
    - c. Attach awnings or window guards in the unit;
    - d. Attach or place any fixtures, signs, or fences on the building(s), the common areas, or the development grounds;
    - e. Attach any shelves, screen doors, or other permanent improvements in the unit;
    - f. Install washing machines, dryers, fans heaters or air conditioners in the unit; or
    - g. Place any aerials, antennas or other electrical connections on the unit
  17. The Landlord reserves the right to rescind or change any of the foregoing rules and to make such other rules and regulations from time to time as may be deemed needful for the safety, care and convenience of all residents.

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*Signature/Date*

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*Signature/Date*

**Revised September 21, 2007**