

STOCKBRIDGE HOUSING AUTHORITY

HEATON COURT EXTERIOR FURNISHINGS POLICY

- Tenants may have two outdoor chairs and one small table at the front and back of each apartment. The size and placement must allow adequate egress.
- Tenants may have up to two hanging plants, flags, or decorations at the front, and two at the back of each apartment. Items are not to block emergency lighting.
- Outdoor potted floor plants are allowed directly in front of or in back of the tenant's apartment and within 24" of the wall.
- No items are to be placed on the railings.
- "Storage" is not allowed on the porches/walkways.
- No items are to be placed in the stairways.
- No nails or screws are to be set on the exterior of the building without prior written permission from the SHA administrative office. (Be aware that this has always been a lease violation. The tenant is also responsible to pay for the cost of any repair due to any damage to the SHA property.)
- All items are not to encroach beyond the area directly in front of or behind the tenant's apartment unless mutually agreed upon by neighboring tenants.
- Tenants are responsible for maintaining free from obstruction a 32" path immediately surrounding their apartment. This includes being able to open the doors fully. All exterior furnishings are not to encroach into the walkways or inhibit egress from any apartment.
- An exception will be considered if requested by a tenant in writing. It will only be deemed an exception if granted, in writing, by the Executive Director. (End units and first-floor units generally have more space, thus more opportunity for consideration.

32" means of egress takes precedence over any of the above items.

Tenants not in compliance will be given an opportunity to discuss and mitigate the violation. If resolution is not met, the tenant will be given ten business days to comply upon notification to the tenant in writing from SHA. If the tenant remains non-complaint, a 30-Day Notice to Quit will be issued along with information on the Heaton Court Grievance Procedure and eviction process.

Approved by the Stockbridge Housing Authority Board of Commissioners on July 7, 2015.

