

# Bloomington Housing Authority Outdoor/Yard/Patio Policy

## Section I

It is necessary to adopt reasonable regulations for the benefit and well-being of the housing complex and our Residents. Therefore, The Bloomington Housing Authority (BHA) will use the following guidelines for yards, patios, porches, buildings, and other outdoor areas.

### Air Conditioners

- Air conditioners must be in good working order with original housing, vents, and guards in place.
- Air conditioners must be mounted in the window according to manufacturer's directions.
- Air conditioners will be subject to inspection and approval of BHA Maintenance Dept.
- Air conditioners are not allowed in windows during the months of November, December, January, February, and March.
- Air conditioners left in during these months will be removed by the BHA and a fee will be charged in accordance with the BHA Maintenance Policy.
- Air conditioners **CANNOT** be disposed of in the dumpsters provided by the BHA.

### Grills

- Hot grills must be under adult supervision at all times!
- At no time should grills be left on sidewalks.
- Grills must **NEVER** be operated indoors!
- Propane tanks and starter fluid must not be stored inside the unit; and must be kept in storage shed when not in use.
- Charcoal must be kept in a dry area away from heat producing appliances.

- Charcoal must be left in grill until cold. When cooled the remains must be placed in a trash bag and placed in the dumpster.
- Charcoal grills are allowed for all units, but must be placed on the concrete pad (porch).
- \*Charcoal burners shall not be operated on combustible balconies or within ten (10) feet of a combustible construction.
- Gas grills are only allowed for units that have detached storage (sheds).
- \*\*Gas grill with a container (LP tank) greater than 2.5 pounds shall not be located on combustible balconies or within ten (10) feet of a combustible construction.
- No outside burners other than grills are allowed.

## General

- Swimming pools and wading pools are NOT allowed on BHA Property!
- All furniture placed outside the unit must be made for outside use and CANNOT be placed directly on the lawn.
- Walkways, front and rear entrances, stairs (steps), and all buildings, must be free from graffiti, trash, and hazards of any kind.
- All garbage must be disposed of in a safe and sanitary manner by a responsible adult and ONLY in containers provided by the BHA.
- No trees, bushes, vines, or shrubs of any kind can be planted in individual yards.
- \*Up to four (4) flowers or plants (including vegetable plants) may be allowed within the designated landscape area (bed) at the front of the building. The area shall not extend more than three (3) feet from the building.
- Any plants or flowers planted by the resident must be well tended at all times. If the BHA has to remove any plants and/or weeds the resident will be charged a \$35 clean-up fee.
- Common areas for planting will be provided by the BHA.
- No fences are allowed. However, edging may be used in the landscape area (bed) if it does not protrude more than six (6) inches from the ground.
- Two (2) lawn ornaments will be allowed within the designated landscape area (bed).

- Lawn ornaments must be kept in a manner that will not prohibit or make difficult the maintenance (mowing) of the lawn.
- Lawns ornaments must be removed immediately if they are broken, rusted, or otherwise damaged or hinder lawn maintenance.
- If lawn ornaments or other items are removed by the BHA for any reason the resident will be charged a \$35.00 clean-up fee.
- No items are to be left on the lawn unless in use, this includes but is not limited to:
  - ◆ Furniture
  - ◆ Toys
  - ◆ Mopeds
  - ◆ Bicycles
  - ◆ Lawn mowers
  - ◆ Trash and debris
- If lawn needs to have grass sown (seeded) due to damage or neglect by the resident (such as leaving items on the lawn) the resident will be charged for the cost of the materials and labor (as defined in the Maintenance Policy).
- The family has the right to appeal charges through the BHA “Grievance Procedure”.

## **Section II**

### **Units with Large Patios (Family Units-Crestmont)**

- Lawn furniture must be placed on the concrete pad located at the back of the unit.
- One table (patio size) with four (4) patio chairs will be allowed and one swing or glider.
- If the family chooses not to have a table with chairs they may choose to have two (2) swings or gliders (or one (1) swing and one (1) glider).
- If the family chooses they may have up to four (4) lawn chairs instead of a swing or glider.
- If additional seating is needed the family may use temporary additional lawn furniture that is portable. The additional lawn furniture must be stored after use.
- For the front porch one (1) park size bench or two (2) lawn chairs will be permitted. One (1) lawn table (not to exceed 18” x 18” or 18” in diameter) will also be allowed.

- Lawn mowers, weed eaters, rakes, shovels, and other outdoor items must be stored in shed when not in use.
- Bicycles and other toys must be stored in the shed or inside the unit unless in use.
- Potted plants are allowed when properly taken care of and do not hinder access to and from the unit as follows:
  - ◆ Five (5) potted plants on the concrete pad located at the back of the unit
  - ◆ One (1) potted plant on the front porch.

### **Section III**

#### **Units Without or With Limited Patio Space**

- Due to size constraints it is necessary to limit what is permissible on the outside of these units. The following guidelines will be used for units that have either no patio or limited space at the rear of the unit.
- One (1) park size bench or two (2) lawn chairs will be permitted. One (1) lawn table (not to exceed 18" x 18" or 18" in diameter) will also be allowed.
- Portable lawn chairs may be used for the front "porch" but must be removed and stored when not in use.
- Two (2) potted plants are allowed, but must not impede entrance to and from the unit.
- Lawn mowers (non-motorized), rakes, shovels, and other outdoor items must be stored in storage area if provided.
- If no storage area is provided lawn mowers with motors are not allowed and all other items must be stored in a manner that will not impede entrance into and out of the unit or be cause for injury.
- Bicycles and other toys must be stored inside the unit unless in use.

