

**RULES AND REGULATIONS
FOR
NCIHA HOUSING AT HOPLAND RANCHERIA**

IN ORDER TO KEEP THE HOMES A DESIRABLE, CLEAN AND ATTRACTIVE PLACE TO LIVE, WE HAVE ADOPTED THE FOLLOWING RULES AND REGULATIONS:

1. A security deposit of \$100.00 will be required from each renter upon signing rental lease.
2. Pets will be allowed in project housing – 1 cat, 2 dogs per household. community Animals shall be kept on a leash or confined to tenants yards. Absolutely NO livestock or vicious pets/animals will be permitted in project area.
3. Keys will be supplied upon occupancy but must be returned to housing authority office upon termination of lease. There will be a \$5.00 charge for lost keys.
4. Abandonment of vehicles in the area of the home will be strictly prohibited.
5. Parking of vehicles in unauthorized area is prohibited and subject to removal at the expense of the tenant.
6. Personal property stored in the area around your house must be maintained in a clean, safe manner.
7. Assessment charges for TENANT CAUSED DAMAGES to Indian Housing Authority property.
 - a. Charge for replacing windows, screens
 - b. Charge for major repairs such as: electric, plumbing, bathroom and kitchen fixtures
 - c. Charge for repair and painting of interior and exterior of units.
 - d. Charge for maintenance of lawns neglected by tenants.
8. Tenant agrees to report to the management immediately, changes in family circumstances affecting income or family composition. Visitors in the home 14 consecutive days, without prior written consent of Hopland Housing Committee, must be added to family composition.
9. No firearms shall be discharged within the project.
10. Noise must be kept at acceptable levels.

11. Cleaning and maintaining lawns, shrubs and trees is a part of the tenant's responsibility – this includes watering, trimming and mowing.
12. Speed limit within the project is 15 m.p.h.
13. Tenants shall not possess, consume, sell, buy, transfer or use within the project, any controlled substance or drug, the possession, sale or use of which is proscribed by any state or federal statute or regulation. Conviction pursuant to a final judgment of any state or federal court for an offense relating to the possession, sale or use of controlled substances or drugs shall result in the defendant's eviction from the project.
14. Any tenant evicted for violation of these rules shall not be eligible to apply for the lease of a home or apartment managed by NCIHA for a period of one year from the date the tenant vacates the premises. At the expiration of the one year period an evicted tenant may apply for housing through NCIHA, if otherwise eligible. However, before NCIHA will accept the application, the evicted tenant must produce evidence satisfactory to NCIHA that he or she has been sufficiently rehabilitated so as not to pose a risk to the project or its inhabitants.
15. It is expressly prohibited for any occupant on their guest to engage in illegal conduct that impairs the physical or social environment of the project.

CARE OF BUILDING AND GROUNDS: The housing authority expects you to keep your areas and homes in good shape. It is important that you report any damages to the NCIHA office at once so that it can be properly repaired.