

**ARTICLE III.
COMMUNITY RULES AND REGULATIONS
FOR
NCIHA HOUSING AT GUIDIVILLE INDIAN 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 the housing community and animals shall be confined to tenant yards. There will be a \$50.00 deposit for each pet; evidence must be provided that the pet has been spayed/neutered. Absolutely NO LIVESTOCK (farm animals) NO DOGS. NO SNAKES OR REPTILES, or vicious pets/animals permitted in project area. Pets are limited to 2 cats.
3. Keys will be supplied upon occupancy but must be returned to the 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. Non-running vehicles left in area at least 30 days will be considered abandoned. Before the end of the 30 days in which the car should have been removed, the tribal member may submit an extension to the Northern Circle Indian Housing Authority Board of Commissioners, Resident Issues Committee with adequate reasons why the car was not removed. This does not mean cars vandalized by persons other than the owner. **“Abandoned”** means (1) any vehicle present on tribal land or a street, highway or alley for longer than seventy-two (72) consecutive hours or which lacks an engine, transmission, wheels, tires, doors, windshield, or any other part or equipment necessary to operate said vehicle safely; and (2) any vehicle present on property assigned, leased or possessed by individual tribal members which is wrecked, dismantled, in whole or in part, or inoperative and which does not have current registration allowing its use on the streets and highways of the State of California.
5. Parking of vehicles in an 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 DMAAGES to Indian Housing Authority property.
 - a. Charge for replacing windows and 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, damaged by the tenant
 - 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. Person other than those listed on the most recent family composition certification on files with NCIHA, occupying the home for more than 14 days, must be included on your family composition and income certification.
9. No firearms shall be discharged within the project.
10. Noise must be kept at acceptable levels. **After 11 p.m.** and before 7 a.m. noise must be kept at a low volume. Curfew for all minors (under the age of 18) is at 11 p.m., at this time all minors must be in the home. No exceptions!!
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. It is expressly prohibited for any occupant of their guest to engage in illegal activities. Tenants are responsible for their guest's actions.

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 damages at once so that the home is maintained to the appropriate standard.