

Good Neighbor Guidelines

The Good Neighbor Guidelines were developed to assist you in how to be a good neighbor in your chosen community. The responsible actions of all who reside in your community will assist in ensuring that you and your neighbors enjoy a quiet, pleasant and peaceful environment. The following guidelines may or may not be a part of your lease or maybe subject to your particular city's codes or ordinances. Repeated or serious violations of your lease or city codes and ordinances may result in termination of tenancy.

GUIDELINES FOR CHILDREN

These guidelines are to help ensure the safety, health and security of the children that reside in your home.

Children at play

Adults should not allow children to play in any place where there is a risk to their health and safety. Attention must be paid to the surrounding areas and any potential causes of injury or harm to the child. Examples of unsafe areas are streets and any areas where a child can fall from - like fences and roofs.

Children on Bicycles, Scooters and Skates

California's helmet law requires that persons under 18 years of age must wear a helmet while operating a bicycle, non-motorized scooter or skateboard, while wearing in-line or roller skates, or while riding upon a bicycle, non-motorized scooter or skateboard as a passenger upon the streets or another public bicycle path.

Unsupervised Children

Children under twelve (12) years of age should not be left alone in your home. To maximize the safety of younger children, you should personally supervise them at all times wherever they are in your household, outside of your home, even if it is just in the front or rear yard.

CONDUCT OF TENANTS AND GUESTS

These guidelines are to help ensure your behavior, and the behavior of your household members and guests, contribute to a pleasant living environment for you and your neighbors.

Quiet Hours and Curfew

A certain amount of noise is expected living in a neighborhood environment. Residents are encouraged to be considerate of their neighbors at all times.

Quiet hours are from 10:00pm to 7:00am. Loud noise of any kind are discouraged after 10pm. During quiet hours you, your household members, and your guests should not be making noise that can be heard outside of your home. Juveniles have a curfew of 10:00pm per Sutter County ordinance and therefore should not be outside of your home after 10:00pm.

Music and Loud Noises

Musical instruments, audio equipment, and television sets should be played at a reasonable volume that does not disturb or annoy your neighbors. The use of musical instruments, audio equipment, and televisions sets outside your home is discouraged except when played at a very low volume or with earphones. This applies to car stereos as well. You and your guests should not play car stereos at a volume that will disturb or annoy your neighbors at any time of the day or night.

Vehicles belonging to your or your guests must be equipped with an adequate muffler to prevent excessive or unusual noise. Also, any noise-producing work done on a vehicle, whether routine maintenance or major repairs, should take place during the hours of 8:00am to 9:00pm.

Dogs

For the safety of your neighbors and your dog, please keep your dog inside unless properly Leashed and under your personal control. Prolonged dog barking or aggressive behavior by your dog can alarm and disturb your neighbors.

Drug Free Environment

You, your household members, any of your guests or any other person under your control cannot engage in criminal activity, including drug-related criminal activity, in or near your home. Drug-related criminal activity means the manufacture, sale, distribution, or use of an illegal substance or the possession with intent to manufacture, sell, distribute, or use controlled substances. Such conduct is a violation of the program rules and can result in your termination from the program.

Obstruction of Justice

You, your household members and your guests must refrain from preventing any emergency personnel such as law enforcement, fire department, animal control or an ambulance response team from performing their duties. Examples of prohibited activities are forming crowds, throwing items, etc. You, your household members and your guests must cooperate with any lawful order given by a peace officer.

HOUSEKEEPING

These guidelines are to help ensure that your home environment is safe, sanitary and pleasant.

Smoke Detectors

Do not remove the batteries or otherwise disable any smoke detector in your home. Immediately report any problems with the smoke detector to your landlord.

Vehicles

You should have current registration and proof of insurance for all of your vehicles. All vehicles should be operational and must be parked inside the garage, in the driveway, or on the street, if permitted. Do not park on the sidewalk or the grass, or anywhere on the front lawn.

Do not drive any vehicle in an unsafe or unlawful manner or in a manner that disturbs or annoys your neighbors. You should not use parking areas or lawns for the repair of vehicles.

Garbage

Find out the day your garbage is picked up each week and make sure all accumulated trash for the week is removed. Never allow trash to accumulate.

Inside Storage and Egress

For the safety of those who reside in your home, do not store items/furnishing near any wall heaters; you MUST have clearance of four (4) feet in front and two (2) feet on each side of wall heaters. NEVER use your hot water heater closet for storage. Do not place furniture, clothing, boxes, etc. in front of windows or doorways. All windows and doorways must have full clearance to open, close and lock. To prevent fire hazards, appliances should be clean and free of accumulated grease and food.

Outside Storage & Yard Areas

Do not store household items, flammable chemicals (i.e. gasoline, paint thinner, pesticides, solvents, etc.) or another personal items on your front porch or front lawn. These types of items should be kept in your garage or storage unit. Make sure toys are not let in the front yard overnight. All items (bicycles, outdoor toys, barbeque grills, ect.) should be secured inside your garage or storage unit at night, if possible.

Check your lease to see you are responsible for the maintenance of your front and back yard (water and mowing) on a regular basis. Make sure the grass stays green by keeping it watered and that it looks well manicured by keeping the grass mowed and trimmed. Look to your neighbors' yards for guidance as to how your lawn should look. Remember, your neighborhood only looks as good as the worst lawn.

Window Coverings

All windows should have window coverings like shades, mini blinds, shutters or curtains. These may or may not come with your home when you first rent it. If not, you'll want to make sure your windows are covered to protect your privacy. But do not cover windows with bed sheets, newspaper, boards, paint, flags, etc. These items look "Tacky" from the outside and detract from the overall attractiveness of your new neighborhood.

Renter's Insurance

We recommend that you purchase a renter's insurance policy to protect you against damage or loss to your personal items in the event of fire, theft, or other catastrophe. Your landlord's insurance will only cover the structure in the event of property loss, and NOT its contents.

BY SIGNING, YOU CERTIFY THAT YOU HAVE READ, OR HAVE HAD THE GOOD NEIGHBOR GUIDLEINES EXPLAINED OR READ TO YOU, THAT YOU UNDERSTAND THE ELEMNTS OF THE GUIDLEINES AND THAT YOU AGREE TO OBSERVE AND PRATICE THES GUIDELINES.

Signature

Date