

Dighton Housing Authority

Lincoln Village Exterior & Grounds Policy

The Dighton Housing Authority (DHA) has adopted, in accordance with Section XIX of the Lease Agreement, rules and policies pertaining to the maintenance, upkeep, storage, and restriction of recreation material or other items on DHA leased property. Leased property, as defined for the purposes of this policy shall include the residential unit, all common areas, yards, porches, and parking areas within the development.

Residents leasing a unit at Lincoln Village do not have exclusive use or control of the yards within the development. Therefore, certain safety precautions need to be established to reduce such risk of injury to other residents, their guests, the DHA staff and the community at-large.

Allowing residents unrestricted use of the premises, including the exterior and grounds of the leased premises, places all other residents, their families, their guests, and the DHA in a position of liability with respect to Tort Claims.

Residents have certain responsibilities under their Lease to conduct themselves in a manner which will not injure or endanger other residents, their guest, and the community. In addition residents should not create any nuisance in or on the leased premises.

Alcoholic Beverages: No alcoholic beverages are to be consumed on any property of the DHA other than inside the resident's individual apartment.

Bird Baths: Bird baths are prohibited.

Bird Feeders: All bird feeders must be at least ten (10) feet away from each building. No bird feeders shall be attached to any building.

Building Exterior: Residents are strictly prohibited from causing any damage or making any alteration or attachment to the exterior of the buildings. This includes painting, attaching signs, ropes, wiring, cable, removing or damaging siding or shingles. All attachments will be removed by the DHA without notice and repairs to damaged areas will be charged to the resident.

Feeding Animals: The DHA prohibits feeding animals other than seed in a bird feeder (see Bird Feeders for more information). Throwing out bread or other food on the ground attracts coyotes, raccoons, cats, pigeons, mice, moles, and other wild animals. These animals may carry diseases and be a nuisance. Residents are prohibited from feeding or harboring stray or wild animals.

Fences/Borders: No fencing or borders, decorative or otherwise, shall be allowed.

Fountains: No garden/water fountains are permitted.

Smoking: Lincoln Village is a smoke free-development. It is important to understand that smoke-free housing does not mean that smokers are prohibited from living at Lincoln Village. It simply means that tenants and visitors must smoke elsewhere.

Storage: No equipment or material of any nature, deemed by the DHA to be a nuisance or hazard shall be installed or stored on DHA property, without the expressed written permission of the Authority. This includes but is not limited to auto parts, tires, barrels, fuel of any type, batteries, boxes, barrels, or containers of any type.

No campers, boats, trailers of any type, ski mobiles, motor bikes shall be stored on DHA property. If not removed per DHA request, the item will be towed from the premises at the owner's expense.

Storms: It is the resident's responsibility to secure all personal items before a storm to prevent damage due to high winds.

Surveillance Cameras: The Authority does not allow residents to install surveillance cameras in the common areas or grounds of Lincoln Village because it is not fair to the residents who do not know they are being watched. Residents may install surveillance cameras in their apartment and/or in their vehicle, at your cost if you choose.

Tiki Torches: Tiki Torches are prohibited.

Washing Cars: Tenant's vehicles that are registered, with a Lincoln Village address with the Department of Motor Vehicles, may be washed next to the Maintenance Shed located at the rear of Lincoln Village. Guests' vehicles may not be washed on DHA property.

Note: Items not specifically described, identified, or included in the above policy shall not be construed as deliberately omitted or allowable. In cases where other items are identified as a hazard and deemed necessary the DHA to be restricted, the DHA will render a decision on said item, either separately or through a revision of this policy.

Approved by Board Action at its Tuesday, June 10, 2014 Meeting.

Updated by Board Action at its Tuesday, April 19, 2024 Meeting.