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 that 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.

Gardens: Gardens are not permitted around the immediate exterior of the tenant buildings. Any resident wishing to have a garden may do so after they receive written permission from the Dighton Housing Authority. Gardens will be allowed around trees coming out a maximum of eighteen (18) inches. Approval and placement will be on a first come first serve basis, based upon available space.

Goldfish Ponds: Goldfish Ponds are prohibited.

Grills: Gas Grills are not permitted in state-aided housing per the Department of Housing and Community. All other grills will be stored outside, and the Authority will have no responsibility whatsoever for damage due to elements, animals, vandalism, theft or improper use. No grills or fuel (such as charcoal or lighter fluid) will be left on porches, common hallways, or community room. Any grill found stored in area off limits will be removed and the residents' permission will be forfeited for the length of their tenancy.

When utilizing a grill it should be pulled sufficiently away from the building (at least ten feet) so that there is no danger of accidental injuries or fire to the other residents of the building. The grill shall remain on level surface and be used only when secure. Grills should be cool to the touch and all remnants of fire extinguished when returned to their storage area. No grill should be stored until cleaned to avoid the accumulation of grease and food which may attract rodents, other animals, and unsanitary conditions.

Lawn Furniture: Only lawn furniture designed for outdoor use will be allowed on the porches or in the yard. The Authority will have no responsibility whatsoever for damage due to elements, animals, vandalism, theft or improper use. Couches, chairs, or other furniture designed for indoor use will not be allowed as outdoor lawn furniture. All lawn furniture, not belonging to the DHA, must be moved by the resident to allow mowing during the summer season in order to properly maintain the yards. The DHA does not have storage. All seasonal items must be stored in the resident's home off grounds.

Lawn Ornaments: Lawn ornaments are restricted.

Parking: The Authority assigns one parking space per eligible household that wants one. Eligible households must own a registered and insured vehicle and a household member have a valid driver's license. The Authority assigns the parking spaces as close as possible to each resident's home. Due to lack of spaces each eligible household is only assigned one parking space, if the household owns a second vehicle they can park that vehicle in the unmarked spaces. If you choose to have an assigned parking spot you must park in your assigned parking spot and leave the unmarked/visitor spots to visitors. If you choose to not take an assigned spot you may park in the unmarked/visitor spots. As always residents' are responsible for the actions of their visitors/home-health aides and it their responsibility to be sure they are parked only in an unmarked spot. Violators of this policy may be towed at their own expense.

Satellite Dishes/Antennas: Satellite dishes and Antennas are not permitted on DHA property, buildings, or grounds.

Shrubs: Any request to plant a shrub of any kind must be in writing to the Executive Director for review and approval. No planting may be made until such approval is received, in writing, from the Executive Director.

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.

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.

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

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 Friday, April 19, 2024 Meeting.