

## **Balcony/Porch Policy**

The Board of the Fairhaven Housing Authority adopts the following policy regarding the acceptable use and appropriate number of belongings on exterior porches or balconies.

The balcony or porch located on the exterior of your apartment may contain no more than two outdoor chairs or lounge chairs, one small to medium size outdoor table, one plastic storage container with a fastened cover (dimensions not to exceed two (2) feet wide by three (3) feet long by two (2) feet high) and 3 potted plants in 12 inch pots or 2 one foot railing planters. Interior furniture (chairs, recliners, couches, sofas, beds, futons, dining tables or chairs) is not permitted on the porch or balcony. Boxes or storage containers may not be stacked together in excess of 2 boxes/containers, this includes the air conditioner. No tall/vertical metal or plastic cabinets are allowed. Coat racks or coat trees, with or without coats/clothing are not allowed to be kept on the porch/balcony.

Holiday decorations are permitted as long as they are removed two weeks after the holiday has passed. Holiday lights should be LED lights. Old or energy inefficient lights are not allowed for safety and energy efficiency reasons. A small ( 3 foot) artificial Christmas tree may be displayed.

Gas grills, charcoal grills or hibachis, propane grills or any open flame device is NOT ALLOWED. A small electric grill is permitted.

The tenant is not permitted to paint the railing of the balcony or porch. The tenant is not allowed to attach wire, chicken wire, lattice wood or any other material to the railing or it's vertical components. The tenant MUST ask for permission from the Executive Director to make ANY changes, additions or deletions to the apartment or the balcony/porch before doing so. Permission, if granted, will be in writing only, so a copy can be kept in your file.

Storage of one bicycle per tenant will be considered if there is sufficient room and upon approval of the Executive Director.

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Venetian shades or blinds must be approved by the Executive Director and installed by the Fairhaven Housing Authority maintenance men. Any damaged or inoperable shade/blind must be removed.

One wind chime may be allowed if it does not disturb any neighbors. American Flags , decorative flags and banners must be in good repair and no larger than 3 x 5 in size. Flag mounting brackets cannot be drilled into the building siding or exterior brick work.

Bird feeders are not allowed on balconies, porches, the grounds or the property surrounding the apartment or the building.

All items on the porches/balconies must be removed and brought inside whenever a hurricane, blizzard, or severe weather event is forecasted to prevent possible damage to windows, sliding glass doors or the building.

The porch or balcony is not intended for storage. The porch or balcony should always appear neat, orderly and organized. There should always be more than sufficient space and a clear pathway for the tenant(s) and guests to exit the apartment onto the porch/balcony during an emergency. Assessment of and decisions regarding the amount of items, appearance of , sufficient egress and general safety of the porch/balcony are at the discretion of the Executive Director.

The Authority is not responsible or liable for any damage, destruction, theft or vandalism that may occur to items left on a porch or balcony. Any items of value should be chained or locked.

Adopted by the Board of the Fairhaven Housing Authority & Revised on November 6, 2015.