

## **HEALTH AND SAFETY**

### **SMOKE FREE HOUSING POLICY**

Smoking of any kind or of any substances (including vaping) is NOT allowed in or within Twenty-Five (25) feet of any Building, Designated Smoking Areas are provided.

All units are designated as “smoke-free” units, and no smoking is allowed by anyone in any unit. Smoking is a material violation of the Lease and will be used as a ground for eviction. Smoking of any illegal substance (including medical marijuana) is absolutely prohibited anywhere on the property.

### **PORTABLE OXYGEN TANKS**

Before using a portable oxygen tank, the resident agrees to become familiar with and comply with all safety precautions associated with its use.

If a portable oxygen tank is in use, the resident must keep the tank at least fifteen (15) feet from any designated smoking area and/or fifteen (15) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as outside barbecue grills. Because of the extreme risk to other residents, unsafe use of portable oxygen tanks and other such devices is considered a material lease violation. Oxygen must not be stored outside the designated unit or in any common area. Residents must inform management if oxygen tanks are being used in the designated unit in order to comply with local fire codes.

### **BARBECUE GRILLS**

The storage or use of barbecue pits, hibachis or any other outside cooking appliances is prohibited on balconies, porches, storage closets or inside any building. Such items must be kept outside at least 10 feet from any combustible wall or structure at all times. Residents who fail to comply with these regulations will be responsible for any damages and fines assessed as a result of the non-compliance.

### **FIRE SAFETY INFORMATION**

Fires pose a serious risk in any apartment community. Most often started through carelessness with cooking, matches, cigarettes and candles, many fires can be avoided by using caution and common sense. If a fire is started due to carelessness on the part of the resident or visitors, the resident will be financially responsible for all damages as well as any injuries caused by the fire. Resident's non-compliance with fire safety rules, regulations or ordinances may be grounds for eviction. It is important that each room in your unit must have two means of escape in the event of a fire. Therefore, all entries and exits must be kept free of clutter and not blocked in any way whatsoever.

- **FIRE PREVENTION TIPS:**
  - Cooking grease should be completely cool and placed in metal can before disposing of it in a trash receptacle.
  - Do not burn candles in your unit. This is not only dangerous, but also a lease violation.
  - Wax burners, incense burners, or similar permitted devices must be turned off or put out when resident is not present in the unit.
  - Do not allow young children to operate the stove.
  - Properly supervise children and ensure they do not have access to matches and cigarette lighters.
  - Space heaters and extension cords are PROHIBITED. Surge protectors are allowed.

### **FREEZING WEATHER**

In the event of severe, freezing weather, management will make every attempt to post or distribute FREEZE ALERT signs. Residents should take the following precautions when there is the potential for freezing weather:

- Drip both the HOT and Cold-water faucets in the apartment until the FREEZE ALERT signs are removed.
- Set the thermostat to 65° minimum.
- Open closet and cabinet doors to keep plumbing fixtures and plumbing pipes in exterior walls from freezing.

In the case of an extended absence from the apartment, leave the thermostat on 65° minimum. These precautions are essential in order to avoid water damage to the apartment from broken pipes. If the resident fails to take these precautions, financial liability for damages may be assessed to the resident.

### **SUSPICIOUS ACTIVITY**

Every resident has a responsibility to report any suspicious behavior to the manager. Never attempt to apprehend a person committing a crime. Criminal activity should be reported to the local police department.

**IN CASE OF EMERGENCY, CALL 911.**

**DRUG-FREE ENVIRONMENT**

Residents and any covered person (meaning any member of the household, a guest, or another person under the resident's control) shall not engage in drug-related criminal activity on the grounds, in the apartments, the apartment building, or property common areas. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use of a controlled substance, or the possession with intent to manufacture, sell, distribute, or use, a controlled substance (as defined in Section 102 of the Controlled Substance Act-21 U.S.C.K. 802). This provision includes medical marijuana as a prohibited controlled substance.

**BULLYING, HARASSMENT AND STALKING**

The owner is determined to help create an environment that is safe and life affirming for all residents, visitors, and staff. Acts of bullying, harassment and stalking are an attack on the right to safety and respect that each individual on this property is entitled to. Residents should promptly report in writing any incident of bullying, harassment or stalking to management. Management will promptly report and investigate all incidents of bullying, stalking, and harassment and similar conduct. Similar conduct might include unlawful posting of certain information over the Internet, and invasion of privacy. Not only is such conduct inappropriate, and prohibited by HUD rules and regulations, but under some circumstances such conduct can be prosecuted as crimes under state and/or federal law.

In general terms, bullying, harassment, and stalking means to engage in conduct or a course of conduct directed at a person that serves no legitimate purpose and that would cause a reasonable person under the circumstance to be frightened, intimidated, or emotionally distressed. Such misconduct includes verbal, physical, telephonic, or electronic conduct or communication that creates an intimidating, offensive, or hostile environment, or that interferes with work performance for management employees, vendors, or invitees, or which creates a similar hostile living environment for residents. Management emphasizes that residents are not required to complain first to the on-site management if management's employees are the persons committing misconduct. Residents may contact the management's main office to report any incidents of such misconduct.

Bullying, harassment, stalking and similar prohibited conduct is not tolerated and, after investigation, may result in termination of assistance or termination of tenancy and eviction, and/ or criminal prosecution.