



EAST BRIDGEWATER HOUSING AUTHORITY

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EAST BRIDGEWATER HOUSING AUTHORITY OUTDOOR PROPERTY POLICY

Adopted March 11, 2025

In an effort to allow the greatest enjoyment and safety to all our tenants, the East Bridgewater Housing Authority has adopted the following Outdoor Property Policy. This policy applies to every tenant and household, including households with end units.

Patio/Porch/Egress/Walkways – Riddell Road Tenant Units Only

Each household may have up to four (4) folding chairs and one (1) folding a table on their patio, at any time during the year. During winter months (November – April), each household may have one (1) snow shovel stored on their patio. When not in use, these items must be placed/ folded up and leaned against the outside of the building in the household's patio area.

In case of an emergency, the East Bridgewater Housing Authority need patios clear as to not impede egresses. As such, only the above-allotted items may be stored outside, on the patio, by the tenant. Nothing else may be on your patios, nor may the allotted items be stored in a manner that does not conform with this policy.

Storage of any tenant belongings under stairs is strictly prohibited.

Patio/Porch/Egress/Walkways – Family Tenant Units Only

Please make sure to keep your porch/egress/walkway area free of clutter. Do not block any egress areas.

Cooking Grills

Households are permitted one (1) outdoor propane cooking grill per household. When in use and when being stored, all grills must remain in the back of the building. No exceptions shall be made.

All grilling by any other means is prohibited. (i.e., charcoal, wood, pig roasts, turkey fryers) for the purposes of cooking food.

All grills will be stored outside, at least twenty (20) feet from all structures. The East Bridgewater Housing Authority will have no responsibility whatsoever for damage due to elements, animals, vandalism, theft or improper use. No grills will be left on patios, under any

overhanging portions of a balcony/patio, gazebos, vestibules, common hallways, community rooms, or anywhere within a leased unit.

When utilizing a grill, it shall be used a minimum of twenty (20) feet from all structures and under constant adult supervision so that there is no danger of accidental injuries or fire to the other tenants of the building. Grills need to be in the back of the building not in front of the units. The grill shall remain on a 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. All grease and food must be properly disposed of by tenant.

Propane tanks should be new and free from defects, leaks, and rust. Additionally, propane tanks must be turned off (valve on top of tank turned all the way off) when grill is not in use. Propane tanks are prohibited from being stored on patios, under any overhanging portion of a balcony/patio, gazebos, vestibules, common hallways, community rooms, or anywhere within a leased unit. Any propane tank found stored in an area off limits and/or not properly stored, will be removed, and disposed of.

Fire Pits and Chimineas

In accordance with the Executive Office of Housing and Livable Communities (EOHLC)'s recommendation, fire pits and chimineas are banned on all property owned and managed by the East Bridgewater Housing Authority. There is extreme risk to life and safety with the unsupervised use of fire pits and chimineas. No exceptions shall be made.

Prohibited Personal Property

The following categories of Prohibited Personal Property are not allowed to be used, kept, or stored anywhere on property owned or managed by the East Bridgewater Housing Authority.

- Tabletop Fire Bowls
- Patio Heaters (whether propane or another heat source)
- Swimming Pools of any size (including wading pools and all inflatable pools)
- Child Water Toys (i.e., sprinklers, splash pads, and lawn slides)
- Child Playscapes
- Swing Sets
- Trampolines
- Skateboard Ramps
- Ziplines
- Outdoor Dog Runs
- Items which create consistent or excessive noise (i.e. chimes or clanging flagpole hardware)

- Car Washing/Repair Equipment

No Alterations

No alterations, additions, or attachments, including cameras, lights, decorations, fencing or other items may be permanently attached with screws, anchors, or other devices to any exterior part of the unit or building or installed in an exterior area without prior written approval and subsequent inspection by the East Bridgewater Housing Authority prior to their installation. Residents with a disability requesting reasonable accommodation or modification to the East Bridgewater Housing Authority's rules, policies, practices, or services should refer to the East Bridgewater Housing Authority's Reasonable Accommodation Policy.

Liability

The East Bridgewater Housing Authority is not responsible for the loss, or theft of any tenant-owned items in or outside of their unit, or liability caused by tenant-owned items. All residents are encouraged to procure and maintain renters' insurance, or other liability insurance.

Violations

The East Bridgewater Housing Authority performs regular inspections of all the properties. Any items not allowed by this policy and/or items left outside their designed areas will be removed by East Bridgewater Housing Authority staff following twenty- four (24) hours prior notice to the tenant of the violation. The East Bridgewater Housing Authority reserves the right to immediately correct any violations or dispose of any items that it deems an immediate threat to the health and safety of its residents, guests or staff.