



# SCATTERED SITE HOUSING LANDSCAPING POLICY

The City of Chandler Housing and Redevelopment Division is pleased to provide well maintained housing that adds to the overall quality of the neighborhoods where their homes are located. The purpose of this policy is to make certain that tenants are aware of their responsibilities as they pertain to maintaining the visual appearance of their residence.

## **TENANT RESPONSIBILITIES**

All tenants on the City of Chandler Housing and Redevelopment Division Scattered Site dwelling lease shall comply with the following:

Tenants will be responsible for the upkeep and maintenance of all areas of landscaping on the dwelling premises including but not limited to the front, sides, back yards and alleyways. This includes maintaining sidewalk, patios and driveways to be free of vegetation, rocks, and debris.

1. Tenants will be responsible for all yard work, including but not limited to mowing, trimming, watering, trash/litter pickup and general upkeep to ensure that their landscaping is always maintained in good condition.

Good condition is defined as no vegetation protruding through any desert landscaping, commonly referred to as decomposed granite or a similar product. If there is a turf lawn, the grass should not exceed a height of more than four (4) inches. Other vegetation (weeds) should not be present in the turf areas or non-turf areas. Final determination of specific tenant questions regarding the condition of their landscape will be the responsibility of the Housing Staff or their representatives/subcontractors. During the wet season, tenants need to be proactive about weeds and weed removal.

2. Tenants will be responsible for the purchase and maintenance of all equipment, mowers, hoses, sprinkler systems, tools, chemicals, fertilizers, and/or other necessary items required to maintain the landscaping in good condition.
3. Tenants will dispose of all garbage, rubbish, landscaping clippings or trimmings in approved city refuse containers supplied by the City of Chandler Solid Waste Department and will not allow such items to accumulate on the premises.
4. Tenants will maintain an appropriate watering schedule that indicates an awareness of the need to conserve water and still maintains an adequate water supply to support the landscaping in a healthy condition.
5. Tenants will maintain the property in a clean and weed free manner. The tenant may remove weeds by physical means or by the use of chemicals. This will be done as often as necessary to control weeds.

- 6. Tenants are not to park or store any type of motor vehicle on the yard (landscaping).
- 7. Tenants are required to report (request a work order) on any dead shrubs, trees or large vegetation.

**LANDSCAPING NEGLECT, DAMAGE AND REPAIR**

Tenant shall use reasonable care to maintain all of the landscaping in a neat and healthy condition. Failure of tenant to do so shall constitute neglect, and the tenant will be held financially responsible for the upkeep, repairs or replacement required to remedy this neglect.

**Lease Violation**

Tenant will receive a lease violation notice (typically a door hanger notice) and will have 3 days to correct the problem. On the 4<sup>th</sup> day, housing staff or their representative will do a follow up check of the property. If the problem is corrected, no other notice or steps are required. If the problem is not corrected either housing maintenance staff or a landscape company will be sent out, at the tenants expense, to correct all landscape issues.

**Multiple Violations of the Landscaping Policy**

Multiple violations are defined as any tenant that has received more than two landscape lease violations in a continuous twelve (12) month period. Multiple violations of the Landscape Policy may result in eviction.

I have received, read and understand the above policy provision regarding the maintenance of the landscaping and agree to abide by these provisions. I have also received, read and understood the landscape guidelines.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Housing Administrative Supervisor



# Scattered Site Housing Program Landscaping Guidelines

## WHAT CONSTITUTES A WEED?

- **Desert Landscape Areas**  
Any valueless, troublesome or noxious living plant material (including all grasses) growing in an area not designated as or intended for planting or growing. This would exclude trees, shrubs or flowers approved by and planted by the Housing Division.
- **Lawn Areas**  
Any valueless, troublesome or noxious living plant material (including all grasses) growing in an area designated as or intended solely for grass/turf. This would exclude trees, shrubs or flowers approved by and planted by the Housing Division.

## WHAT SIZE OF WEED OR AMOUNT OF WEEDS CONSTITUTES A LEASE VIOLATION?

- **Desert Landscape (granite)**  
Any weeds that cover or in combination covers more than one square foot of the yard space. Yard space is defined as any area of the front yard, side yard or back yard intended to have only granite as the main ground cover.
- **Lawn (grass/turf)**  
Any weed that exceeds four (4) inches in height cover or in combination covers more than one square foot of the lawn area. Lawn area is defined as any area intended to have grass/turf as the main ground cover.
- **Non-vegetated soil-dirt (This is permitted in backyards only)**  
Any weed that exceeds three (3) inches in height.
- **Alleys**  
Any weed that exceeds three inches in height and /or cover or in combination covers more than one square foot of the area located on the alley side of the wall, within the boundaries of the property lines, and to the centerline of the alley.
- **Sidewalks, Driveways, Gutters and Curbs**  
Any weed that grows in a control joint, expansion joint, or crack located in any portion of the sidewalk, driveway, gutter or curb, within the boundaries of the property lines.

## WHAT ARE THE TENANTS RESPONSIBILITIES PERTAINING TO THE LANDSCAPE?

- **Weeds**  
Tenants will remove all weeds from all areas (as defined above) by either physical means, or by the use of chemicals. This will be done as often as necessary to control weeds.
- **Lawns**  
Tenants will remove all weeds from all areas (as defined above) by either physical means, or by the use of chemicals. This will be done as often as necessary to control weeds and meet above requirements.

Tenants will mow grass areas as often as necessary to keep grass at a height not to exceed 4". If tenant does not use a mower with a bag attachment or a mower that mulches, then tenant must rake up and properly dispose of all grass clippings immediately after mowing. Grass clippings are not to be stored on the property. Tenants will provide sufficient water to keep grass healthy and green.

- **Trees**

Tenants will keep all trees trimmed to a bottom height of at least 7'. Housing Maintenance will complete any other tree trimming. Tenant will report any dead branches (above 7') or dead trees to the Housing Office as soon as discovered. Tenant will remove all tree cuttings from the yard and properly dispose of. Tree trimmings are not to be stored on the property. Tenants will provide sufficient water to keep trees healthy and green.

- **Shrubs**

Tenants will keep all shrubs trimmed as appropriate for each particular type shrub. Shrubs near the house will not exceed total height greater than the height of the windowsills. Shrub trimmings will be picked up and properly disposed of, and not stored on the property. Questions regarding height should be directed to Housing Maintenance. Tenants will provide sufficient water to keep shrubs healthy and green.

- **Front & Back Yards**

Yards are to be kept free of trash and debris at all times. Tenants will not allow garbage, rubbish, or landscaping debris to accumulate on the premises. Tenants will not store construction materials, landscape materials, auto & motorcycle or bicycle parts on the premises. Tenants will not park or store any type of motor vehicle on any landscaped area.

- **Alleys**

Tenants will keep the portion of the alley that extends from property line to property line, and to the centerline of the alley. Tenant will not store or allow to be stored any type of debris on this portion of the alley. Tenant will keep weeds and grass within the policy as stated above.

- **Trash & Recycling Containers**

Tenant will keep both trash and recycling containers in the back yard except on the day of pickup. Containers set out the day off collection must be returned by the end of the day. Containers are not to be stored anywhere in the front of the property, including garages or carports.

- **Lawn, Shrub, and Tree Care**

Tenants will maintain an appropriate watering and fertilizing schedule to keep lawns, shrubs, and trees healthy and green.

- **Adding or Removal of Trees, Shrubs, Plants, Flowers, and Grass.**

Without written consent from the Maintenance Supervisor (through a "Request for Alteration" form) tenants will not plant, or remove plantings (trees, shrubs, plants, grass, etc.) from the property.