

# LAWRENCE TOWNSHIP

## Tenant Good Conduct Agreement

The Lawrence Township Board is committed to building and maintaining good relationships among all property owners, residents, and visitors. To demonstrate this commitment, the Lawrence Township Board adopted a Tenant Good Conduct Agreement on May 13, 2010

The purpose of this Agreement is to promote good relationships by providing guidance to the property owners, residents, and visitors on how to best build and maintain positive relationships.

### **TENANT GOOD CONDUCT GUIDELINES**

#### **I. Preamble**

The Lawrence Township Board encourages all property owners, residents, and visitors to live up to the tenets of the following Tenant Good Conduct Guidelines. The Tenant Good Conduct Guidelines outline the basic elements of being a responsible property owner, resident, and visitor in Lawrence Township. As such, everyone is responsible for upholding all state law, adopted building codes and township ordinances, specifically those relating to noise, traffic, parking, zoning, lighting and consumption of alcohol and related consequences in neighborhoods.

#### **II. Code of Conduct**

- A. Property Maintenance
- B. Traffic Safety and Parking
- C. Neighborhood Relations
- D. Public beaches

The following guidelines are consistent with the rights and needs of all residents, standards of common courtesy and are directed toward encouraging and maintaining positive neighbor relationships.

#### **A. Property Maintenance**

State Construction Code, Table 1004.1.1.

Property owners, residents and visitors are expected to maintain a safe, clean, and attractive environment for the health, safety and welfare of themselves, guests, and neighbors.

- 1) Maintain and occupy the property in accordance with all fire, health, zoning, building and safety codes.
  - a. Do not exceed the living space requirement per occupant. Overoccupancy complaints are usually made because of noise, parking issues and trash accumulation. The purpose of the living space requirement from the building code is to protect the quality, life safety and livability of our neighborhoods for all residents. State Construction Code, Table 1004.1.1.
- 2) Maintain lawn and landscaping on a regular basis.
- 3) Dispose of litter, trash, and garbage on a regular basis in an appropriate manner.
- 4) Use fireworks in accordance with the Fireworks Law Enforcement Guide. Remember, most fireworks are illegal in Michigan.
- 5) Clean up after your dog.
- 6) Control your dog and address excessive barking.

- 7) Bring in your garbage container. If you are not able to do it yourself, ask a neighbor.

**B. Traffic Safety and Parking**

- 1) Comply with the laws of the State of Michigan, ordinances of Lawrence Township and hold invited guests to the same standard of conduct.

Specifically:

- a. No parking of tires in the traveled portion of the roadway.
  - b. No parking by fire hydrants.
  - c. No blocking of neighbors' driveways or sidewalks.
  - d. Be a courteous driver – slow down.
- 2) Making provisions for guest parking for social events by informing neighbors, carpooling, and possibly making arrangements for off-site parking.
  - 3) Educate household members and guests to arrive quietly and to depart in the same manner to avoid disrupting the neighbors.

**C. Neighborhood Relations**

Lawrence Township Code of Ordinances Chapter 33 (Adopted February 9, 2023, effective April 9, 2023).

- 1) Be responsible for your conduct and encourage guests to adhere to the same standard.
- 2) Observe quiet hours between the hours of 11:00 p.m. and 7:00 a.m. 3) Respect the rights of neighbors and follow existing laws and ordinances. Be courteous.
- 4) Take active steps to prevent damage to neighbors' property by guests and household members.
- 5) Be responsible for damage to neighbors' properties caused by household members and guests.
- 6) Be responsible for mediating and resolving neighbor disputes in a timely fashion.
- 7) Notify neighbors within 300 feet of planned, large social events and provide a contact person who will be present at the event.
- 8) Exterior amplified sound shall be kept to a minimum.
- 9) Use best practices for exterior lighting:
  - a. Evaluate your exterior lighting to determine if there is glare from the fixtures.
  - b. Determine if your lights shine upward into the night sky.
  - c. Determine if your lights trespass – glare and spill light caused by exterior lighting that shines onto neighboring property.
  - d. Install modification shields to eliminate glare and sky glow.

Tenant Printed Name: \_\_\_\_\_

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