



TENANT CONTRIBUTED SERVICES AND MAINTENANCE PLAN – EXHIBIT A

As explained in your lease documents, tenants of this development are required as a condition of occupying the leased unit to perform in a satisfactory manner certain services and maintenance to enhance or maintain these developments or the communities where they are located. Those activities include:

1. Tenant Association

- A. The Tenant Association is responsible for organizing and developing Tenant participation activities and for providing a format for dialogue with the Cumberland Housing Group as it relates to the ongoing management of the development.
- B. Tenants are expected to be an active member of the Tenant Association.

2. Maintenance, Upkeep and Management

A. Maintenance

- 1) Tenants are responsible for reporting to management all emergency and nonemergency repairs needed to the unit in a timely manner;
- 2) Tenants are responsible for maintaining the exterior appearance of their units; and
- 3) Banneker Garden Tenants are responsible for maintaining the flower box's plantings including removal of weeds, trash and dead plants.

B. Upkeep

Tenants are responsible for:

- 1) Maintaining the interior of the unit in a clean, safe and sanitary condition;
- 2) Avoiding actions which could cause infestation or hoarding within the unit;
- 3) Routinely sweeping their units front porch and rear patio. Removing any trash or unauthorized items and maintain these areas in a neat and clean appearance; and
- 4) Removal of trash and debris on site when and wherever it is present.

C. Management

Tenants are to report non-compliant lease actions, illegal actions, and other activities which would or has resulted in physical damage, negative appearance or abnormal/undesirable living conditions.

3. Community Activities

Tenants are responsible for participating in one or more community activities which are conducted or endorsed by management and/or the Tenant Association to include:

- A. An annual development or neighborhood improvement project;
- B. Ongoing educational activities at the development presented by community agencies;
- C. Social events conducted by the Tenant Association;
- D. Participation in recycling efforts at the development.