

Modifications to Your Home

If you have questions or concerns about the changes you can make to your home or yard, contact Westwinds Communities Program Manager for your community.

Decorating

- If you would like to hang pictures or photos, please use only small finishing hooks or 3M hangers.
- Tenants may not repaint, wallpaper, change the flooring, redecorate, finish the basement, add or remove walls, or make other interior changes including plumbing or electrical.
- Tenants may not add or remove fencing, install items such as sheds, gazebos, decks, patios or play structures or make any other changes in the yard.

Basements and Additional Bedrooms

- Some homes may have an unfinished basement. It is illegal to develop a Westwinds unfinished basement.
- These basements are not appropriate for bedrooms or other living accommodations.
- The basement can only be used for storage.



Tenants cannot create living spaces or bedrooms in the basement.

If a tenant requires additional bedrooms for their household because their household has changed, please contact the Program Manager to inquire if alternate accommodations are available.

Tenant Installed Air Conditioner

- The air conditioner should be a portable floor model that uses one or more hose(s) attached to a window opening.
- Window hung air conditioners are not permitted.
- The installation and operation of an air conditioner must not be a combination heat and cool air unit.
- The installation and operation of an air conditioner must not disturb other tenants.
- The tenant may install the air conditioner themselves using the factory provided vent insert if it can be installed without attaching to the window frame. E.g. without the use of screws that will damage the frame.
- The installation, operation and maintenance of the air conditioner must comply with the manufacture's recommendations.
- No additional electrical outlets can be installed. Tenants must ensure they use the correctly rated circuit breaker for the power requirement of the air conditioning unit.

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Satellite Dishes, Radio and Antennas

- Tenants may only install satellite dishes or antennas if approval is provided by Westwinds Communities.
- Requests must be made in writing.
- Satellite dishes or antennas may only be installed in a private fenced yard and may not break the vapor barrier of the house.

Satellite dishes or antennas cannot be installed on the fence, window frames, roof or any part of the building. **Ceiling Fans**

- Tenants may install ceiling fans after receiving Westwinds Communities approval.
- Tenants must make a written request to the Program Manager to install ceiling fans.
- If approved, installation must be completed by a qualified electrician.
- Tenants will be required to provide written documentation from the qualified electrician for the installation – e.g. an invoice. Upon move-out tenants must re-install the existing fixture.

Security Systems

- Tenants may install a wireless security system after receiving Westwinds Communities approval. Upon move-out tenants must remove the security system.

Aids for Daily Living

- Westwinds Communities support tenants that require aids for their daily living. Tenants may install aids for daily living after receiving approval.
- Aids to daily living are any items which are needed to make everyday life more manageable. Items may include but are not limited to grab bars, specialized seating devices, wheelchairs and home care beds.
- Items that require permanent installation require Westwinds approval. E.g. a tub grab bar.
- Tenants must return the unit to its former state unless the installed aid is approved for retention by Westwinds Communities. E.g. grab bars that are installed through a tub surround or tile.