



## UNIVERSITY APARTMENTS OCCUPANCY AGREEMENT PART II

### FAMILY STUDENT HOUSING - TERMS AND CONDITIONS



Violation of any of the following policies jeopardizes your housing contract, violates the UCSB Standard of Conduct Code 102.07, and may result in University sanctions and legal prosecution that could include (but is not limited to) eviction. These policies apply to all residents of University-owned apartments and their guests when they are within Housing, Dining, & Auxiliary Enterprises (HDAE) environs (including parking lots), regardless of where they reside. These policies are also enforceable while participating in Housing sponsored activities on or off campus.

**Alcohol:** State laws and university regulations referring to alcohol use and possession must be followed by you and your visitors. Alcohol is not permitted in public areas (i.e. community centers, apartment patios, grounds, lobbies, laundry rooms, etc.) with the exception of prior approval by Residential & Community Living (R&CL) Staff. Carrying open containers of alcoholic beverages or consuming them in public is also prohibited. Residents who fail to remove themselves from incidents where persons under the age of 21 are consuming alcohol are also in violation of this policy. Delivery of alcohol by outside vendors is prohibited. Problem behavior while under the influence will not be tolerated.

**Alcohol Large Quantity:** Residents, regardless of age, are prohibited from using or storing alcohol that is excessive for responsible personal use. Possession or use of any keg (empty or full), beer bong, or other mass drinking device is prohibited. Residents found responsible for violating this policy may be subject to contract cancellation.

**Amplified Music and Drums:** Amplified musical instruments and drums may be stored but not used within university-owned apartments. Stereo speakers are prohibited from being placed in windows directing sound out of the apartments. Exceptions may be made in university sanctioned performances.

**Annual Inspections:** Annually, authorized university personnel will enter your apartment unit to conduct an inventory and inspection of all furnishings and review the condition of the facility. This is done to reduce damage that goes unreported. Residents will receive a minimum of 24-hours advance notice prior to inspections.

**Appliances and Electrical Safety:** All of your appliances should be UL  approved. Practice safety when using appliances or electrically dependent items. Do not overload circuits or extension cords. Use UL  listed multi-outlet units (MOU) plugged directly into the wall outlet. Residents are to follow all University policies governing the use of electrical extension cords.

**Barbecues:** Barbecues provided by the University are to be used only for cooking food. Personal barbecues may not be used or stored on the premises with the exception of private concrete patios of ground floor units, where each apartment is limited to one barbecue with a maximum size of 15"W x 15"D x 17"H.

**Bicycles:** Please use designated bike racks or carefully store bikes in your apartment. Bike hooks are not allowed. Bikes found blocking public access, walkways, exits, or fire escapes will be removed and impounded. A fee may be assessed for moving and storage. Please register your bike with the Community Service Organization (CSO). Please ride slowly through the complex. All bikes stored in the bike racks must be in operable condition. The University will conduct periodic removal of abandoned bicycles.

**Bottled Water:** Delivery arrangements are between the vendor and you. Please do not leave your unattended apartment door open for vendors or leave empty containers to block public access or exits.

**Business:** Utilizing your address or conducting private entrepreneurial ventures by you or your visitors from your apartment is prohibited. No business of any kind is permitted to be established on University property.

**Candles:** Candles are not permitted on the premises.

**Car Washing:** Car washing is not allowed in our facilities.

**Check-In:** Each Resident will receive an Apartment Condition Report (ACR) form. Within 72 hours of check-in, it is the Resident's responsibility to assess the condition of the apartment and return the completed form to the complex office. Failure to submit a completed and signed ACR within 72 hours of check-in will result in a default statement that all conditions of the apartment are in perfect order.

**Check-Out:** Check-out instructions are provided upon completion of the 30-Day Notice of Termination. Failure to move out by agreed upon date will result in the assessment of a \$100/day fee in addition to the daily rental rate. Failure to leave the apartment in a clean and orderly condition, as described by the University, will result in additional cleaning and maintenance charges.

**Child Endangerment:** Conduct that intentionally or recklessly puts a child at risk will not be tolerated.

**Child Supervision/Parental Responsibility:** Residents are responsible for supervising their children to ensure the emotional and physical safety of all children and to avoid damage to University property. In and around University-owned facilities, children under the age of five (5) years must have a responsible caregiver with them at all times; children aged 5-13 years must have appropriate supervision; and all children under the age of 16 years must have an adult caregiver with them overnight.

**Cleanliness:** Residents are responsible for maintaining a clean, sanitary, and non-hazardous living environment. It is also the resident's responsibility to keep common areas (e.g., lounges, recreational rooms, etc.) clean, sanitary, and non-hazardous. Excessive cleaning fees will apply.

**Community Environmental Standards:** These standards were designed by residents and staff to provide: a) safety for residents and staff; b) the ability for Maintenance and Grounds staff to do their work, and c) protection for the facilities and/or the environment. Compliance also reduces problems with the attraction of rodents and wildlife. Please reference <https://static.housing.ucsb.edu/apliving/FSHCommunityEnvironmentalStandards02-11-16.pdf>.

**Complicity:** Everyone in our community has the responsibility to take appropriate action if a violation of any policy comes to their attention. Concealment of information may be considered as sanctioning illegal activities and you may be held equally responsible for the violation you witnessed.

**Conservation:** Excessive or irresponsible abuse of utilities may result in administrative action and/or charges assessed to your BARC account.

**Construction Noise and Related Activity:** UCSB continues to grow as a world-class University and construction is part of the process. Students should expect construction noise from residential and academic facilities throughout the year; no fee adjustment or cancellation of Contract will be made due to construction activity.

**Controlled Substances/Illegal Drugs:** It is prohibited to distribute, solicit, procure, sell, or manufacture controlled substances. The possession, use, distribution, cultivation, manufacture, or sale of drugs, including medicinal marijuana, or drug paraphernalia (e.g., bongs, pipes, and vaporizers) is prohibited. Being in the presence of illegal drugs is prohibited within, or in the vicinity of, university housing. Additionally, residents suspected of using drugs, due to odor, disruptive behavior or by information brought to staff will be documented. Problem behavior while under the influence of controlled substances or illegal drugs will not be tolerated. Drug related activity will be referred directly to the University Police and will result in disciplinary action.

**Damage:** Resident(s) and their guests will be held liable for any damage, caused willfully or negligently, of University property in both the apartment and public areas of University apartment facilities. Bills for the cost of repairs are charged to the responsible individual(s) University BARC account at the rate of \$35/hour for labor plus any material costs. Report damages immediately and do not attempt to repair.

**Dating Violence:** Conduct by a person who is or has been in a romantic or intimate relationship with an individual that intentionally, or recklessly, causes bodily injury or places an individual in reasonable fear of serious bodily injury will not be tolerated. The University of California Policy on Sexual Violence and Sexual Harassment can be found at the following link: <https://policy.ucop.edu/doc/4000385/SVSH>. Please also refer to the UCSB Local Response Procedures at the following link: <https://titleix.ucsb.edu/policies-and-response-procedures/response-procedures>.



## UNIVERSITY APARTMENTS OCCUPANCY AGREEMENT PART II

### FAMILY STUDENT HOUSING - TERMS AND CONDITIONS

**Domestic Violence:** Conduct by a current or former spouse or intimate partner or a person whom shares a child in common, that intentionally, or recklessly, causes bodily injury to an individual, or places an individual in reasonable fear of serious bodily injury will not be tolerated. The University of California Policy on Sexual Violence and Sexual Harassment can be found at the following link: <https://policy.ucop.edu/doc/4000385/SVSH>. Please also refer to the UCSB Local Response Procedures at the following link: <https://titleix.ucsb.edu/policies-and-response-procedures/response-procedures>.

**Driving:** The speed limit in all University Apartment parking lots is 5 mph. Driving on pedestrian walkways or areas not designated for motor vehicles is prohibited. If you are found responsible for violating any of the complex's speed limits and/or state driving laws, your parking permit may be revoked by the R&CL Staff.

**Elevators:** Tampering with or misuse of elevators is prohibited by law and university policy. Residents will be subject to disciplinary action and charged for any expenses related to misuse.

**Entrances and Cleanout Access:** Regulations require a clear 3 foot access to all apartment doors, including stairwells, second/third floor walkways and water heater closets. Access to water heater closets and plumbing "clean-outs" must be clear of plants or other items so University staff or vendors may access the area for routine or emergency maintenance.

**Event Planning:** No organized, loud, unruly, or alcohol-related events, activities, or parties are permitted in the University Apartment Living facilities. All major/larger events allowed in the community centers, recreation rooms, or poolside must have prior written approval of R&CL Staff. Residents may be required to immediately close down any event(s) at the discretion of University staff.

**Exterior Building Areas:** Landings and walkways are to be kept clear for evacuation safety. These areas are not to be used for personal storage areas. Plants must have drain pans if located on second floor decks/walkways.

**Face Coverings:** Face coverings are required at ALL times when outside of your assigned room or unit.

**Fire Doors:** Upstairs townhouses of Storke Campus incorporate 'fire doors' which automatically close upon a smoke detector or 'pull alarm' station activation. Please do not remove or block this door from having the ability to automatically close in an emergency.

**Fire Lanes:** Driving or parking motor vehicles on walkways and emergency roads is prohibited. Exceptions include university vehicles responding to service or emergency situations.

**Fire Safety and Emergency Equipment:** It is a misdemeanor to tamper or interfere with fire alarm pull stations, smoke and heat detectors, fire extinguishers, hoses, fire sprinkler systems and EXIT signs and lights. Violators are subject to disciplinary action, legal prosecution, and may be charged for any expenses that result from tampering with or misuse of fire safety equipment.

**Fireworks/Explosives:** It is a misdemeanor to possess, store, or use any fireworks or explosives on University property.

**Flammables:** Storage or use of ammunition, kerosene, propane, paint thinner, charcoal starter, gasoline, benzene, fireworks or other flammable or explosive materials is strictly prohibited. Storage of oily rags, boxes, or excessive amounts of newspapers or magazines is not permitted on the premises.

**Furniture:** University-owned furnishings and property are not to be removed from the apartment unit nor left out on patios, balconies or other areas that could result in damage or unnecessary wear to the items. Privately-owned furnishings are allowed as long as they do not create undue clutter or result in fire, health or safety hazards. Upholstered furniture is prohibited outside due to rodent nesting. University-owned community center or recreation room furnishings are not allowed in resident apartments. A minimum fee of \$50 per day will be assessed to your BARC account if furnishings are improperly used.

**Guests:** No person other than those officially assigned by the University or as authorized on this Contract may occupy the premises on a permanent basis. Resident(s) may have occasional overnight and/or weekend guests. The Resident is responsible for all actions and the behavior of their guests/visitors. Any guest(s) violating any University policy or terms and conditions of this Contract shall be required to leave the premises immediately. Please be courteous and communicate with your apartmentmate(s) before having guest/visitors. No overnight guest may stay longer than 14 days per academic term (e.g., Fall quarter, Winter quarter, Spring quarter and Summer quarter). During Halloween and other special events, restrictions on guests, registration procedures, and other security precautions may be implemented for the community's safety. In an effort to promote physical distancing, as well as the health of all residents amidst the COVID-19 pandemic, university housing reserves the right to restrict guest visitation as necessary.

**Halloween and Other Special Events:** During the period leading up to, during, and after Halloween, as well as other special events as determined by R&CL, limitations and/or restrictions on guests' visitation, parking privileges, and other security precautions may be implemented for the safety and security of our residential community.

**Hanging Items:** For safety reasons, clotheslines, hammocks, and heavy objects are not permitted to hang from railings. In addition, no unauthorized hooks are allowed in stairwell floors or walls. Hanging items from trees (e.g. baby swings, hammocks) must be done properly so as not to injure the tree. Please contact your complex office for instructions. Hammocks hanging from trees must be moved on 'mowing' days so University staff may maintain the area. Clotheslines and 'punching' bags are prohibited from being hung from trees. Due to structural concerns at West Campus, hanging plants, bikes or other items utilizing a hook inserted into the wood is prohibited. Ropes may be looped around posts to hang small plants and baby swings. Rope swings are not allowed and will be removed by staff if they are found.

**Harassment/Abuse--Physical, Verbal and Nonverbal:** Harassing behavior of any kind is prohibited. See Student Conduct Code. For information and to report hate incidents and crimes, please visit: <https://www.housing.ucsb.edu/student-conduct/bias-response>. Physical harm or the threat of physical harm to any person, assault/battery, sexual assault, stalking, physical fights, verbal & non-verbal threats, malicious pranks, abusive language or harassment due to sexual orientation, ability, race, gender, religion, ethnicity or nationality will not be tolerated in our community and will result in disciplinary action. Communication of such acts via the internet, e-mail, mail, telephone, fax, etc. may result in loss of access or other privileges. The University of California Policy on Sexual Violence and Sexual Harassment can be found at the following link: <https://policy.ucop.edu/doc/4000385/SVSH>. Please also refer to the UCSB Local Response Procedures at the following link: <https://titleix.ucsb.edu/policies-and-response-procedures/response-procedures>.

**Hoverboards/Self-Balancing Scooters:** Possession, storage, use, or charging of self-balancing, battery-powered boards known as hover boards, or sometimes referred to as electronic skateboards or scooters, and other similar equipment is prohibited.

**Keys:** The Resident is responsible for their University apartment, bedroom, building and mailbox keys. (Note: not all complexes issue bedroom, building, or mailbox keys). If any University key is lost or stolen, the Resident should report it immediately to a staff member. Replacement costs are \$10 to \$50 and vary by key type. It is prohibited to duplicate or possess a duplicated University key. If you are locked out of your apartment, you may get a temporary loaner key from a R&CL staff member; charges may apply. Keys must be turned in upon move-out or when transferring apartments. Failure to return corresponding keys will result in a replacement key charge.

**Laundry Facilities:** These facilities are for the use of residents only. Access is by use of your apartment or bedroom key.

**Ledges, Roofs, Balconies, Stairwells, and Walls:** The use of ledges and roofs for any purpose, hanging on balconies, and the scaling of walls is prohibited. Throwing, shooting, and launching objects from buildings is prohibited. Stairwells must be clear of all obstructions at all times for safety reasons. Absolutely no diving into the swimming pools from fences, windows, balconies or roof areas.



## UNIVERSITY APARTMENTS OCCUPANCY AGREEMENT PART II

### FAMILY STUDENT HOUSING - TERMS AND CONDITIONS

**Megan's Law NOTICE:** The California Department of Justice, sheriff's departments, police departments serving 200,000 or more and many other law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood.

**Misuse of Property:** Tampering, possession, or misuse of University property is prohibited (e.g., relocating lounge furniture).

**Mold:** It is the resident's responsibility to notify R&CL Staff as soon as water seepage or reoccurring mold is noticed. The resident is responsible for maintaining an environment that is clean and as dry as possible.

**Motorcycles and Scooters - Fuel Operated Vehicles:** All fuel-operated vehicles may only be parked in designated areas and must be registered. Due to the hazardous potential, there is no storage of fuel-operated vehicles on patios, stairwells, walkways, or landings. Any of these vehicles found in or around the apartment units, beyond the designated areas, may be cited, towed and impounded at the owner's expense.

**Noise:** Residents are entitled to reasonable living, learning, and resting conditions in apartment facilities. Any resident should feel empowered to respectfully request that any other resident or guest be quiet, or cease activity that is interfering with his/her ability to study, rest, or quietly enjoy the environment.

**Painting:** Painting of apartments will only take place when an apartment has been vacated before the arrival of a new resident. Residents may not paint the inside of their apartment.

**Parking:** All vehicles parked within university-owned parking areas must have a legal permit. Complete parking regulations are available upon move-in. Violation of parking regulations may result in disciplinary action.

**Patios, Decks, and Yards:** Fire regulations require 3' (feet) clearance to all doors of your apartment. Only plastic/wood/metal furniture is permitted outside, as rodents may nest in upholstered furnishings. Please contain all permanent items, such as potted plants, in your patio area, as our university staff need access to all lawn areas for proper maintenance and care. Furnishings, such as your dining room chairs, are not to be used as outdoor furniture and may be damaged by the outdoor climate. Fences and backyard sheds are not permitted.

**Personal Care:** Residents are responsible for their own self-care, which is defined as appropriate personal hygiene, mental health, management of medical conditions or illnesses and/or disability-related personal needs. Physical harm or threats of harm to yourself may result in judicial action and/or contract cancellation.

**Pest Control:** If pest infestation occurs and is determined to be the result of poor housekeeping or hygiene practices, you will be assessed for any necessary pest control services.

**Pets:** Pets and animals are prohibited at all times on the premises, with the exception of approved animals required for disabilities, aquarium fish in tanks not exceeding 10 gallons and small caged animals such as hamsters, guinea pigs, turtles, rabbits and small birds. This includes pets of visitors, regardless of length of stay. And, this includes feeding cats, etc. outside of your apartment. It is the responsibility of every resident to care for and manage their pets in a safe, clean, and humane manner which shall complement the residential community and their family's environment. Pet food must be stored in plastic, sealed containers to reduce the attraction of unwanted rodents or wildlife. If any pet becomes a nuisance or health hazard to the community or the owner is found to be neglecting or mistreating the pet, judicial action may be invoked. You assume all responsibility for damage caused by your pet or by related materials/containers for the pet.

**Physical Distancing:** Residents are expected to maintain physical distancing requirements of 6 feet or more at all times on University Housing property.

**Pianos/Organs:** Pianos and organs must be approved by University and Community Housing Services.

**Play Structures and Toys:** Play structures, toys, bicycles and other personal articles must be marked with your family name and unit address. Children's toys must be stored, when not in use, out of respect for your neighbors. Only recessed apartments may have play structures or tables in front areas. On scheduled days, when the community lawns are mowed, all play structures and toys must be removed from the lawn area. Mowing schedules are in the Foghorn and posted at the dumpster sites. Personal items left on the lawn on the scheduled mowing day will be removed. Contact your Complex Coordinator to collect these items. Wading pools must be supervised by an adult at all times and emptied immediately after use.

**Playgrounds:** Large playground areas have lawns and are equipped with benches for you and visitors to use and enjoy while watching your children play. Parents are responsible for their children's overall supervision, safety and behavior at all times.

**Postings and Signage:** Except as allowed by California Civil Code Section 1940.4, posting or hanging materials on any external structure (e.g. hallways, public facing windows, balconies, sliding doors, etc.) or on lawns, grounds or exteriors of the apartment is prohibited.

**Prohibited Items:** The following items are prohibited in our apartment units due to their association with facility damage, fire hazard and/or high energy use: darts and dart boards, air conditioning units, large appliances (e.g. washers, dryers, dishwashers, freezers, extra refrigerators), space heaters, fire pits, kerosene lamps, halogen lamps, flammable liquids, solids & gas (non-household items).

**Quiet & Courtesy Hours:** The minimum quiet hours established for all complexes are: *Sunday through Thursday - 10:00 pm to 7:00 am; Friday and Saturday - 11:00 pm to 7:00 am.* During the week before Final Exams and Final Exam Week, Quiet Hours are 24-hours a day. All residents share the responsibility for maintaining Quiet & Courtesy Hours.

**Recreational Vehicles, Boats, and Trailers:** Boats, RVs, and trailers are not permitted on the property. The University does not have accommodations or storage facilities for large personal items.

**Resident Behavior:** Residents must refrain from actions that disrupt the normal functioning and operation of university housing, or pose a significant risk to the community. Residents and guests who, by virtue of their inappropriate behavior or conduct, exhibit an inability to live in a community setting, refuse intervention, or endanger themselves or others, may be subject to administrative action and/or contract cancellation.

**Satellite Antennas:** Satellite antennas may not be affixed to any common area in the apartment facilities. This includes, but is not limited to, exterior walls, roofs, hallways, and walkways. They may only be installed in an "exclusive area" which means an area of property that only you may enter and use to the exclusion of other residents. Information on the installation procedure for satellite antennas is available at your complex office.

**Shopping Carts:** Pursuant to state law, the removal of shopping carts from merchant property is unlawful. Shopping carts are prohibited on premises and will be confiscated. Residents may be financially responsible for removal of stored shopping carts in their possession.

**Skateboarding:** Skateboards are only permitted in our residential community when used primarily for transportation. "Trick-skating" is not allowed.

**Smoke-free Environment:** Smoking is prohibited in all UC Santa Barbara facilities, on all University grounds, and on all University-owned and leased properties regardless of location. Smoking, the use of smokeless tobacco products, hookahs, and the use of unregulated nicotine products (e.g. electronic cigarettes and vaporizers) is strictly prohibited. This smoke-free policy applies to all indoor and outdoor areas.

**Social Gatherings:** Residents are not permitted to gather in groups of 10 or more people. Communal spaces (e.g., main lounges and recreation rooms) will have occupancy limits. Residents must respect any and all measures (e.g., signage, floor decals, colored tape), implemented to physically separate and increase distance in shared spaces.

**Solicitation:** No advertising, selling, or commercial soliciting is permitted. Please inform the solicitor of this policy, then contact our office or UCSB Police (893-3446) immediately of the presence of a solicitor or salesperson. Distribution of university-related materials by university staff door-to-door is allowed.



UNIVERSITY APARTMENTS OCCUPANCY AGREEMENT PART II

**FAMILY STUDENT HOUSING - TERMS AND CONDITIONS**

**Staff Directions:** The Resident and their guests must follow the directions of University staff members at all times. Providing false information or failing to provide information to staff, interfering with staff while they are performing their duties, or being uncooperative or verbally abusive to staff is strictly prohibited. Residents must immediately follow staff directions given in response to a public health concern, which may include a requirement to self-quarantine or self-isolate in an appropriate location which may or may not be the resident's assigned room. Student Health Services guidelines must be followed in order to minimize exposure to others. Refusal to relocate, self-isolate, self-quarantine or follow staff directions may be considered a serious violation constituting a nuisance injurious to the health of the community (Civil Code 3479) which may terminate the resident's contract in accordance with California Code of Civil Procedure 1161(4).

**Stairwells/Walkways:** Stairwells and walkways must be clear of all items to enable safe emergency access.

**Storage:** Due to the limitations of space in and around our community, outside storage is not provided for personal property. The storage of trash/garbage, cardboard or upholstery items is not permitted outside to reduce rodent infestation. Water heater closets must be free of stored items. Storage of combustibles is not allowed. Small storage receptacles may be permitted on the patio slab (and foundation lip at Storke Campus) only.

**Subleasing:** Subleasing is not permitted unless approved by University and Community Housing Services. Subleasing without prior approval from University and Community Housing Services will result in judicial action and/or contract cancellation.

**Theft:** Theft of personal or University property is prohibited.

**Trash:** Trash should be discarded in designated areas only (e.g. not on walkways or patios).

**Vandalism:** Deliberate damage, removal, or defacing of university housing or personal property is prohibited.

**Water Beds:** Waterbeds are not permitted.

**Water Fights:** Water fights, water guns, buckets, water hoses, water 'horseplay,' and throwing water balloons are prohibited.

**Weights/Barbells/Treadmills:** Weights may only be used on the ground floors, due to the stress that weights cause on upper floor structures and the noise created for lower floor residents.

**Weapons:** University regulations strictly prohibit the use or possession of firearms (with or without a California permit). Also prohibited are weapons including, but not limited to, stun guns, daggers, retractable bladed knives, non-kitchen style knives with a fixed blade over 2.5 inches, nunchucks, paint pellet guns, BB guns, air pellet guns, any device which closely resembles a fire arm (such as a water gun), slingshots, swords, darts, explosives, spear guns, bows and arrows and other dangerous items.

**Windows and Screens:** Window screens are to be left on at all times to prevent insects or rodents from getting in and people, objects, and litter from falling out. The occupants of the apartment will be charged a minimum of \$40 per damaged or missing screen.