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 and/or University sanctions. These policies apply to all residents of University-owned apartments and their guests when they are within Housing & Residential Services 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. No alcohol is permitted in public areas (i.e. community centers, apartment patios, grounds, lobbies, laundry rooms, etc.). Kegs, as well as other large containers for alcohol, are not allowed within or in the vicinity of any university-owned facility. Delivery of alcohol by outside vendors is prohibited. Problem behavior while under the influence of alcohol or any other substances will not be tolerated.

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.

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 on private concrete patios of ground floor units.

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 must submit an Apartment Condition Report within 24 hours of check-in. It is the Resident's responsibility to assess the condition of the apartment and submit the Report as instructed upon check-in. Failure to submit Report within 24 hours of check-in will result in a default statement that all conditions of the apartment are in perfect order.

Check-Out: There will be a $100.00 liquidated damages charge for failure to follow the appropriate check-out procedures when moving out of the apartment after approved Contract termination or at the end of the academic year. Failure to vacate the apartment by the last day of the Contract will also result in staff, or assigned vendors removing the Resident's personal property left on the premises to be disposed of according to state law. The Resident will also be assessed for storage charges. Failure to leave the apartment in a clean and orderly condition, as described by the University, will result in additional cleaning and maintenance charges.

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.

Damage: Resident(s) and their guests will be held liable for any damage or theft of University property in both the apartment and public areas of the 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.

Domestic Violence/Child Endangerment: Violence or endangerment of any member of our community will not be tolerated.

Driving: The speed limit in all University Apartment parking lots is 5 mph. There is no driving into the complex or on pedestrian walkways. 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 Office of Apartment & Community Living.

Drugs, Illegal: The possession, use, distribution, manufacturing, cultivation, or sale of drugs, narcotics, or drug paraphernalia will not be tolerated in our residential community. Drug related activity will be referred directly to the University Police and will result in disciplinary action.

Electrical Cord Use: Use UL® listed multi outlet units (MOUs) plugged directly into the wall outlet. Residents are to follow all University policies governing the use of electrical extension cords. Please reference http://www.policy.ucsb.edu/policies/policy-docs/extension-cord.pdf

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 (e.g. progressive 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 the Office of Apartment Living. 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.

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 with 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 as well as legal prosecution.

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, naphtha, 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 7 days per academic quarter. During Halloween and other special events, restrictions on guests, registration procedures, and other security precautions may be implemented for the community's safety.

Amplified Musical Instruments 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.
Halloween and Other Special Events: During the period leading up to, during, and after Halloween, as well as other special events as determined by the Office of Apartment Living, 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.

Harassment/Abuse--Physical, Verbal and Nonverbal: 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, regular mail, telephone, fax, etc. may result in loss of access or other privileges.

Hookahs: Hookahs and hookah smoking are not permitted.

Keys: The Resident is responsible for their University apartment, bedroom, building and mailbox keys. (Note: not all complexes issue bedroom or building 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, depending on the key; specific costs are indicated on the Occupancy Form. Form that you sign upon moving in is required to duplicate or possess a duplicated key. If you are locked out of your apartment, you may get a temporary loaner key from an Apartment Living staff member; charges may apply as specified on the Occupancy Form.

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.

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 dissemination a list 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.

Medical Marijuana: The use or possession of marijuana, including medicinal marijuana, is prohibited on University property.

Mold: It is the resident’s responsibility to notify the Complex office 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, impounded or otherwise removed at the owner’s expense. (Note: not all complexes issue parking keys for fuel-operated vehicles)

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.

Parking: All vehicles parked within our 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.

Patio Decks: 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. Furniture dimensions may only extend beyond the outdoor area thus designated.

Personal Care: You are responsible for your 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 termination.

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 anywhere on the premises, with the exception of approved animals required for disabilities and aquarium fish in tanks not exceeding 30 gallons. This includes pets of visitors, regardless of length of stay, as well as feeding cats, etc. outside of your apartment.

Pools: Pools are located at the El Dorado and Westgate Apartments. They are open for Undergraduate Apartment residents and their guests only. Residents and their guests must also abide by all rules and regulations of the pool area. Residents are responsible for any outdoor furniture and may be damaged by the outdoor climate. These facilities are for the use of residents only. Access is by use of your apartment or bedroom key. Only residents and their guests are allowed to use the pool. (Note: not all complexes issue swimming pool passes). The Resident and their guests must follow the directions of University staff members at all times. Failure to follow pool rules will result in immediate disciplinary action and may result in immediate eviction. No jumping from railings or roof into the pool is permitted.

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, kerosene lamps, halogen lamps, flammable liquids, solids & gas (non-household items).

Quiet & Courtesy Hours: Quiet and courtesy hours are observed 24 hours a day. All residents share the responsibility for maintaining quiet & courtesy hours.

Recreational Vehicles, Boats, and Trailers: No advertising, selling, or commercial soliciting is permitted. Please inform the solicitor of this policy, then contact our office or the LCSB Police (893-3446). Complete parking regulations are available upon move-in. Violation of parking regulations may result in disciplinary action.

Schools and Parking: The removal of shopping carts from merchant property is unlawful. Shopping carts are prohibited on premises and will be confiscated.

SCUBA Diving: The presence of scuba divers in our community necessitates the presence of the correct safety equipment. Information on the installation procedure for satellite antennas is available at your complex office.

Security: The Resident is responsible for the University apartment, bedroom, building and mailbox keys. (Note: not all complexes issue bedroom or building 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, depending on the key; specific costs are indicated on the Occupancy Form. Form that you sign upon moving in is required to duplicate or possess a duplicated key. If you are locked out of your apartment, you may get a temporary loaner key from an Apartment Living staff member; charges may apply as specified on the Occupancy Form.

Service Animals: All service animals are allowed on University-owned property, including service dogs, and may not be removed from the property. It is the responsibility of the owner and the service animal to abide by all rules and regulations of the property. Information on the installation procedure for satellite antennas is available at your complex office.

Smoking: Smoking, hookah use, and the use of unregulated nicotine products (e.g. “e-cigarettes”) is prohibited in all indoor spaces, including all university housing facilities and residences. 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, and the use of unregulated nicotine products (e.g. “e-cigarettes”) is strictly prohibited. This smoke-free policy applies to all indoor and outdoor areas. Solicitation: No advertising, selling, or commercial soliciting is permitted. Please inform the solicitor of this policy, then contact our office or the LCSB Police (893-3446).

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.

Stairs/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 upholstered items is not permitted outside to reduce rodent infestation. Water heater closets must be free of stored items. Storage of combustibles is not allowed.

Theft / Misuse of Property: Theft, tampering or misuse of personal or University property (e.g. recreation equipment, vending machine, etc.) is unlawful and 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, nun chucks, paint pellet guns, BB guns, air pellet guns, any device which closely resembles a firearm, 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.

Yards: Fences and backyard sheds are not permitted.