

**Verano Residence
Student Responsibilities**

The following rules and regulations are incorporated by reference into the Contract between Lessor and Student. All policies below are established for the safety, comfort and convenience of all Residents, and to assure a mutually beneficial relationship between Student and Management. All Students', Staff, Participants and their guests are required to abide by these rules and regulations.

Alcohol: Students and visitors must abide by State laws regarding the consumption of alcohol and the possession, use or sale of drugs. No possession of alcohol is allowed in the Student Apartments if any Student or Visitors are under the age of 21 years old. No alcoholic beverages are permitted in public areas (i.e. hallways, bathrooms, lounges, parking lot, etc.). Kegs, as well as other large containers for alcohol, are not allowed within or in the vicinity of Verano Residence. Parties with alcohol are not permitted in the residence community. Delivery of beer by outside vendors is prohibited. Signs, containers or any form or promotion for alcoholic beverages may not be displayed in the suite or in the window. Problem behavior while under the influence of alcohol or any other substance will not be tolerated.

Smoking: Verano Residence is a **"non-smoking"** building. We support an individual's right for a smoke-free environment. Smoking is not permitted anywhere on Verano Residence property, If you and/or your guests choose to smoke, please do so in the designated area.

Bicycles: Bicycles must be parked in the provided racks, and not attached to any part of the building. Do not block the walkways (this is against fire regulations), or ride your bike inside the perimeter of the building.

Ceiling: The student shall not install ceiling hooks, hang posters or make any other alterations to the ceiling.

Community Living Standards: Bigotry has no place within our community nor is it acceptable to denigrate another human being on the basis of age, ancestry, physical or mental disability, national origin, sexual orientation, race, color, gender, or religious affiliation. We will not tolerate verbal or written abuse, threats, intimidation, violence, or other forms of harassment against any member of our community. Likewise, we will not accept ignorance, humor, anger, alcohol, or substance abuse as an excuse, reason, or rationale for such behavior.

Drugs: The possession, use, distribution, cultivation, or sale of drugs or drug paraphernalia is illegal as defined by state law and is prohibited in Verano Residence.

Event Planning: No organized, unruly or alcohol related events (e.g., progressive parties) are permitted in public or private areas within the building.

Student's Initials:[____] **Lessor's Initials:**[____]

Fire Equipment: It is a misdemeanor to tamper with or interfere with fire alarms and heat detectors, fire extinguishers, hoses and "EXIT" signs and lights. Violators are subject to legal prosecution as well as disciplinary action. Students are required to leave the building to a safe location when an alarm sounds.

Fireworks: It is a misdemeanor to possess, store or use any fireworks in Santa Barbara County. Fireworks will not be permitted on Verano Residence premises.

Guests: No overnight guests. Guests must be accompanied by a resident Student or Staff at all times. Student and Staff are responsible for their guests' compliance with building rules and regulations and will be held accountable for their guests' actions. Student shall not license, grant or permit any person access to Verano Residence who Lessor has identified to Student as a person whose right of entry to Verano Residence has been previously refused, restricted or revoked by Lessor.

Hallways and Courtyards: Hallways and courtyard are considered public areas and are not to be used as grounds for sporting events (including ball playing, skateboarding, hackysack, roller-skating and frisbee, etc.) or horseplay due to the possibility of personal injury and/or property damage. Throwing water balloons is prohibited. For safety reasons, no resident or guest may sleep in the hallways, bathrooms, lounges, parking lot, etc.

Instruments: No musical instruments are allowed in Verano Residence, except for acoustical guitars. If you have special needs for a music class, please consult campus resources as to where musical instruments can be stored and played.

Key: If your key is lost or stolen, report it immediately to a staff member. It is illegal to duplicate room and front door keys, equipment room or security keys.

Ledges, Roofs, Balconies, and Walls: The roof is off limits at all times to everyone except authorized maintenance personnel. The use of ledges and roofs for any purpose, hanging on balconies, and the scaling of exterior walls is prohibited.

Motorcycles and Mopeds: Motorcycles and Mopeds are to be parked in the parking area only and not to be stored in Apartments.

Noise: Every Student, Staff and Participant is entitled to proper study and considerate rest conditions in the residence hall. Noise must be confined within the suites after **10:00 pm**. Any Student, Staff and Participant may request that any other group cease any activity, which is interfering with his or her ability to study, rest, or quietly enjoy the community. When requested to be quieter, a resident shall comply or face disciplinary action. Stereo, musical instruments and televisions must at all times be kept to a volume that does not disturb others.

Parking: Do not park in the reserved parking spaces, or in the driveway behind parked cars.

Student's Initials:[____] **Lessor's Initials:**[____]

Pool: The pool is to be used only during posted hours. Diving into the pool from any roof, railing or walkway is prohibited.

Posting and Distribution: All posting must be approved by the Director of the building and will be allowed only on specific bulletin boards. No offensive or alcohol-related materials may be posted or distributed. No door-to-door solicitation is permitted.

Prohibited Equipment: Pianos, organs, drums, electric guitars, waterbeds, are not allowed on the premises. Boats, wind surfers, trailers, jet skis or machines with combustible fuel may not be brought in or stored in or around the residence hall.

Rights and Privileges: The rights and privileges granted Student at the Verano Residence are to be exercised responsibly and reasonably. The abuse of any right or privilege granted Student, including but not limited to the making of intentionally false or frivolous complaints to the Student, Staff or Participants, Lessor, Verano Residence Staff, itself constitutes a violation of these Responsibilities.

Skating: Roller skating/blading or skate boarding is prohibited within Verano Residence.

Theft/Misuse of Property: Theft, tampering or misuse of personal or property belonging to Verano Residence's is prohibited.

Weapons: Firearms, hunting equipment and other weapons, including but not limited to sling shots, air-powered guns, wrist-rockets, knives, and nun-chucks, are not permitted on property. There is no storage space provided for such equipment.

Windows and Screens: Window screens are to remain in place to fulfill their purpose and avoid loss. Throwing, dropping or allowing any object to fall from a residence hall window constitutes a safety hazard and/or litter problem and is cause for serious disciplinary action. A fee will be assessed for unauthorized removal or damage of screens.

Student has read and agrees to abide by all the rules and regulations of the residence hall as stated in this Verano Residence Student Responsibility list and as may be amended, modified or supplemented by the management in the future to promote the safety and welfare of persons and property. Lessee acknowledges that the failure to comply with these rules and regulations will constitute a breach of this Contract and upon any such breach, Lessor shall be entitled to pursue any of the following remedies as it determines appropriate in its sole discretion: (a) the imposition of monetary fines or penalties; (b) the administration of non-monetary disciplinary action, including, but not limited to (A) the entry of a restraining order or such other orders for injunctive relief by a court of competent jurisdiction to give full effect to the rights and duties specified in the Verano Residence Student Responsibility List (b)the termination of Student's Contract and eviction from his/her room with continuing liability for room charges.

Student's Initials:[_____] Lessor's Initials:[_____]

Agreement

I agree to follow all the rule and regulations in the Student Responsibilities at the Verano Residences.

I understand that Lessor will enforce all these rule and regulation. I agree that I may be required to move out of the residence immediately and without warning if I do not follow the Verano Residence Student Responsibilities rules and regulation.

Signature

Name

Date

Email

Mobile Phone