

**UW Tacoma Student Housing
Community Standards
2017-2018**

Apartment Policies

Please read the UW Tacoma Student Housing Agreement (“Agreement”), attached addenda, and the Housing Standards (“Standards”) contained herein very carefully. You are expected to know and abide by all provisions of the Agreement, the Standards, and the University of Washington Student Conduct Code. You are also expected to observe all city, state, and federal laws. University apartment policies and regulations are subject to change. Violation of policies may result in disciplinary action through the University Conduct Process or through the Community Standards Process. The University reserves the right to add to or otherwise amend these Community Policies as circumstances arise.

Abandonment of Property

If Student fails to remove all of Student’s personal belongings upon Vacate, the University may consider such belongings abandoned, and it may either sell or dispose of them, or pack and store them at Student’s expense. Student acknowledges and agrees that the University shall have no liability for any loss of Student’s belongings and acknowledges that disposal of property may result in charges upon departure.

Alcohol

Washington State law prohibits unlawful possession, use, distribution or manufacture of alcohol or controlled substances controlled substances (as defined in chapter 69.50 RCW) on the University campus or during University-sponsored activities. The following activities are prohibited in Court 17 Apartments:

- Possession, or consumption of alcohol outside the assigned apartment or with the door open;
- Possession, use or purchase of alcohol by persons under 21 years of age;
- Knowingly being in the presence of alcohol by persons under 21 years of age who are not assigned occupants of that apartment;
- Hosting an event in which alcohol is present and a guest (or guests) is under 21 years of age;
- Possession of alcohol containers, whether full or empty, by persons under 21 years of age;
- Alcohol possession or consumption in public areas, including hallways, lounges or balconies;
- Sale of alcohol, either directly or indirectly;
- Advertisement of alcohol on printed materials, fliers or posters displayed outside apartments;
- Possession of kegs, beer bong, beer balls or other common-source containers of alcohol, whether empty or full;
- Possession of a large quantity of alcohol or alcohol containers, whether empty or full, intended for or used by a group rather than an individual;
- Violation of alcohol policy by guests of residents;
- While under the influence of alcohol, behavior that threatens the welfare, health and/or safety of self or others, or results in damage to personal or University property.

Alterations to University Property

Student may not install, alter or remove any fixtures, mechanisms, or locks in University Housing premises. This includes, but is not limited to removing windows or screens, installing shelves or hooks, damaging walls, painting or paneling surfaces, removing doors, removing blinds, replacing light fixtures and tampering with the heating system.

Ammunition:

Possession, use, manufacture, transport, display, sale or distribution of ammunition of any sort are strictly prohibited in Court 17 Apartments.

Apartment Responsibility

The entryway, bathroom(s), kitchen, living room and hall closet(s) are considered common areas for those who live in the unit. The security and physical condition of these areas are the shared responsibilities of Student and Student's assigned roommates. Student is also responsible for all activities and guests within the common areas. It is the responsibility of the Student to keep these areas clean and in line with community standards.

Candles

The possession or burning of candles is prohibited, except if approved in writing by the Residence Life Coordinator for religious ceremonies. If approved to burn candles for religious purpose, the candles must be attended at all times and extinguished as soon as the ceremony is over. You will be billed for any damage from candles. Candles found in violation of this policy may be confiscated by a Housing and Residence Life staff member and may be returned to be removed from the Court 17 Apartments.

Commercial Activity

The apartment and common areas may not be used for commercial purposes.

Communication

Student is responsible for all communications between Student and the University, sent to Student's mailbox, posted to Student's apartment door or sent by electronic communication to Student's University email account. Student acknowledges receiving a University email account and UWNetID and is responsible for checking and using it.

Disorderly Conduct and Violent Behavior

Student may not participate in any action or situation involving the physical or mental abuse, harassment, intimidation, hazing, pranks or other conduct that recklessly or intentionally endangers or threatens the health, safety or welfare of any person or results in damage to University property. This includes, but is not limited to, fighting and engaging in sports activities inside the apartments or common areas. Behavior that is considered violent, including physical/verbal abuse and/or threats of harm or intentional damage to persons or property, will not be tolerated under any circumstances. Situations requiring immediate attention should be reported to the police by dialing 911. Non-urgent situations requiring police attention may be reported to the Resident Assistant on Call at (253)355-6674 or UW Tacoma Campus Safety at (253) 692-4416.

Drugs

All federal, state and local laws regarding illegal drugs will be strictly enforced. Specifically, the transport, possession, possession with intent to deliver, delivery, manufacture, purchase, sale, distribution, use or knowingly being in the presence of illegal drugs or controlled substances is prohibited. Possession or use of marijuana within UW Tacoma Housing is a federal crime. Drug paraphernalia is prohibited. Behavior causing reasonable suspicion regarding illegal drugs may result in a disciplinary investigation.

Equipment:

Student will not use or possess prohibited equipment or appliances including, but not limited to, waterbeds, halogen lamps, space heaters, air conditioners.

Fire Safety Equipment and Emergency Evacuation

Student life and the lives of Student's friends and neighbors could depend on the operation of fire safety equipment. False alarms, arson, abuse of fire and life safety equipment, propping open fire doors and failure to comply with alarms are serious violations. Violators are subject to fines, University disciplinary procedures and criminal prosecution. Student may not, under any circumstances, tamper with smoke or heat detectors, sprinklers, fire extinguishers or any alarm system. If cleanup and/or repair is required as a result of Student's tampering with any fire safety equipment, Student will be billed for the associated costs. The maintenance staff will enter Student's Unit periodically to check the smoke detectors. In the event of an alarm, leave the building through the nearest exit as quickly as possible.

Firearms/Weapons

Possession, use, manufacture, transport, display, sale or distribution of firearms, fireworks, air-powered guns (e.g., BB guns, pellet guns, paint guns), knives, martial arts weapons and all other weapons or replicas of any of the above-mentioned items are strictly prohibited in Court 17 Apartments.

Furniture

Unit furnishings provided by Court 17 Apartments must be kept on the premises at all times. Student may not remove furnishings from the Units. In addition furniture provided in the lounges and common areas must not be removed from their designated locations. Missing furniture will be reported to the police and may result in a criminal investigation and/or charges.

Guest Policy

Persons other than those named on the Contract may not occupy the premises on a permanent basis. Every Student's guest is subject to University policies, rules, regulations and other standards of conduct, and is the responsibility of the Student while present in Court 17 Apartments. Student is responsible for ensuring that the activities of Student's guests are in accordance with all applicable policies, rules, regulations, and standards of conduct. Abuse of the guest policy may result in the loss of guest privileges for both the Student and the guest. It is important for Student to discuss with Student's roommates preferences with respect to guests in the Unit, whether overnight or not. Visiting guests of Student may not infringe on the rights or access of Student's roommates. Student may have overnight guests in their room, but only under the following conditions:

- Student obtains the advance consent of all of Student's roommates (Student may not pressure a roommate to consent to the presence of a guest.)
- Student's guest must not restrict Student's roommates' access to all common spaces and to the roommates' space they may have and may not disturb Student's roommates.
- Student does not allow any guest to be in Student's room or Unit when Student is not present. Student must escort Student's guests at all times.
- Guest may not stay over for more than 3 consecutive nights or more than 5 nights per month.

The University may prohibit any guest from being on University premises, including but not limited to, Court 17 premises leased by the University. Student may not allow anyone who Student knows to have been prohibited or excluded from Court 17 premises by the University to be present in the Student's Unit or on Court 17 premises.

Identification

When requested, Student and guests are required to present proper photo identification in a cooperative manner to University staff. Identification also includes all UW Students carrying their student ID card and presenting it upon request by staff.

Incense

The burning of incense is prohibited, except if approved in writing by the Residence Life Coordinator for religious ceremonies. You will be billed for any damage from incense. Incense found in violation of this standard may be confiscated by a Housing and Residence Life staff member and disposed of.

Noise

Living in an academically-oriented community, Student is expected to avoid disturbing others with excessive noise. Any sound that is heard beyond the boundaries of a bedroom or Unit at any time of day may be considered unreasonable and excessive. Student who causes noise problems may be subject to disciplinary action. Repeated violations may result in the termination of Student's Contract. Quiet Hours for Court 17 Apartments are from 10:00p.m.-8:00a.m.daily.

Pets

Pets, of any kind, are not allowed in University housing. This policy applies to all students and guests. Any Unit, in which an animal has been kept, regardless of length of time, will be fumigated and the cost will be charged to the violating Student.

Smoking & Smoke Detection Devices

Smoking is prohibited inside of the building or within 25 feet of any building. Communal smoking devices, such as a hookah, are not permitted within the apartment, even if unlit or intended to be decoration. Removal or tampering with the smoke detection device is strictly prohibited. Student is responsible for testing this device at least once per month.

Vandalism/Destruction of Property

Destruction, damage, or tampering with the property of the University, vendors or other residents is prohibited. This includes any vandalism, as well as writing or spray painting graffiti on an internal or external surface of a University structure.