

CEDAR POINTE DORMITORIES RULES AND REGULATIONS

Abusive Conduct

Any use of words or acts against one's self or others that causes physical injury or that demeans, intimidates, harasses, threatens or otherwise interferes with another person's rightful actions or comfort. This includes but is not limited to, verbal abuse, physical batteries, and sexual misconduct.

Pranks and hazing are prohibited on the premise. Hazing is defined in Utah Code (76-5-107.5) as behaviors that "endanger the mental or physical health or safety of another" and "is for the purpose of initiation admission into, affiliation with, holding office in, or as a condition for continued membership in any organization."

Alcoholic Beverages, Smoking, Illegal Substance and Drug Paraphernalia

Possession or use of alcoholic beverages, tobacco, e-cigarettes, hookah, any illegal substance, or drug paraphernalia in the apartment, or on the premises, is strictly prohibited. This applies to both residents and their guests. Owner may impound alcoholic beverages, tobacco, e-cigarettes, hookah, any illegal substance, or drug paraphernalia found on the premises. Violation of this standard will subject you to removal from the residence.

Doors and Building Access

It is vital that Resident are able to gain appropriate access to their apartment and room whenever necessary and that they feel safe and secure within the same. Apartment exterior doors may not be propped at any time due to fire safety and security reasons; it is not advisable that interior doors (room, suite or apartment doors) be propped.

Adding or changing locks, deadbolts, chain locks or other access control hardware to any door is prohibited.

Damage

Damage to the Owner facilities, property, or that of fellow residents is prohibited and may result in penalties and/or restitution. Residents are responsible for the room, apartment, and the furnishings within assigned to them by Owner. If cleaning and repair costs exceed deposit amount you will be responsible for the difference. Residents and guests are not to flush feminine products, dental floss, flushable wipe, etc. down the toilets. Only toilet paper is to be flushed. If your toilet needs to be snaked and find the above items resident will be billed.

Disorderly Conduct

Disorderly conduct which disturbs the peace, including shouting, loud music, noise, boisterous parties, pranks, indoor wrestling, rowdy behavior or any activities creating a nuisance or endangering the health or safety of individuals or damaging property is strictly prohibited.

False Information

Providing false information whether intended or otherwise, verbally, in writing, or on falsified documents (e.g. false identification cards or advertisements) to J&E staff, or other residents is strictly prohibited and may result in eviction.

Fire Safety

Tampering with or removing any fire safety device such as a smoke detector, sprinkler head or relevant signage is strictly prohibited. Nothing may be attached to or hung from any fire safety device. All permitted electrical appliances must meet UL (Underwriters Laboratory) safety standards. Substandard equipment will be required to be removed. Nothing shall be stored in the furnace rooms as this could be a fire hazard. Open flames of any kind are not permitted inside apartments. Due to threats of fire, Lava lamps and torchiere/halogen lamps are prohibited in the residence halls. Smoke machines are also prohibited as they interfere with life safety equipment.

Furniture

Residents may not bring personal furniture into their room, suite or apartment without written authorization of Owner. Each apartment and room is fully furnished. Mattresses, screens and all other furnishings are to remain within the apartment at all times. Only Owner is authorized to remove them. There shall be no tampering with screens, electrical systems or any other fixtures.

Guests and Visitors

Non-resident guests will never be issued keys by J&E Property. Residents will only be issued keys specific to their assigned space and residents are prohibited from lending their keys to their guests. A guest is defined as: any person in a room, or apartment to which he/she is not assigned.

Internet

Internet is provided for students use. No student shall sign up for any additional utilities or services beyond what is included. This includes but not limited to internet, TV, Satellite, or any other utility or service provider.

Overnight Guests

No overnight guests. An overnight guest is defined as any person(s) present in unit between the hours of 1:00 a.m. and 7:00 a.m.

Owner reserves the right to rescind permission of any guest to remain in a Owner facility if the guest's presence is determined to be a disturbance or threat to the property or safety of any resident(s). Residents are responsible for the actions of their guests and will be held accountable for their behavior.

Keys

Keys are issued to specific residents and therefore keys cannot be shared or loaned to friends, family members, students, or other residents – even your roommate. Keys may not be duplicated under any circumstance. Adding or changing locks, deadbolts, chain locks or other access control hardware is prohibited. If keys are lost there will be a \$15 charge to replace.

Parking

Parking lot is for permit parking only. One permit per student will be issued. Automobiles and motorcycles may be driven or parked only in designated areas, never on lawns or sidewalks. Snowmobiles, water vehicles, and trailers of any kind are strictly prohibited on the premises. There shall be no major repairs or disassembling on the premises.

Screens and Windows

Using a window as an entrance or exit is prohibited. Also, removal of any screen or window is prohibited as they exist for your safety and convenience.

Sports and Physical Play

To prevent damage to our Properties and any persons residing within the property, you may not participate in any activity, sport, horseplay, or physically active game inside the residence. This includes, but is not limited to, bouncing balls, skateboarding, rollerblading, throwing a Frisbee, tag, wrestling, or water fights.

Quiet Hours

Quiet hours are from 10:00 p.m. to 8:00 a.m. Sunday through Thursday and 12:00 a.m. to 9:00 am Friday and Saturday. You must ensure that noise of any kind that can be heard by your fellow residents is discontinued. Please remember that other residents may live above, below, and beside you in either direction.

Unauthorized Access

Areas that are designated as off limits to residents and guests include, but are not limited to: mechanical rooms, storage and custodial closets, roofs, and window ledges. Climbing or scaling the outside of any building or structure not specifically designated for that purpose is dangerous and prohibited.

Pets

No dogs, cats, fish, or other animals will be allowed in or on the premises or grounds at any time, whether permanent or temporary, whether belonging to Resident, guests or others. Violation of this section shall provide Owner with the following remedy: Resident agrees to pay the Owner a Fine of \$150.00. Resident agrees to be responsible for the cost, both labor and materials, of replacing ALL carpet & pad in the premises upon Owner's request. Violation of this rule constitutes a violation of the lease which cannot be brought into compliance and is grounds for EVICTION.

Prohibited Items

The following list of items is not permitted in the residence halls under any circumstances and is not intended to be an all-inclusive list. Any item deemed to be a safety or security concern may be confiscated or be required to be removed immediately.

Barbecues

There is a barbecue area centrally located next to the clubhouse. Residents are not to use any barbecue, hibachi, fire pits, etc. around the complex. These items are also not to be stored inside the apartment.

Bicycles, Skateboards, and any electric or motorized vehicle such as Hover Boards

These items are not to be used or stored inside any apartment. Bike racks will be provided outside for students to store and lock up bicycles. Also the parking lots and sidewalks are not to be used for skateboarding or use of any motorized vehicle except for transportation purposes only.

Candles

Since candles, incense, and the like constitute an extreme fire hazard, they are not permitted within the residence. This includes, but is not limited to candles or similar devices (e.g. wickless candles, plug-in air fresheners, candle warmers or other wax melting devices, etc.) that have not been lit previously, have had the wick removed or trimmed, or have been given as gifts, and are being used for decorative purposes only.

Cinder blocks

Cinder blocks, bricks, blocks of wood and any other materials which may damage flooring in the residence are not permitted to lift beds or for any other use. Several local and national retail chains carry plastic risers (they look like small square traffic cones); these may be used to lift beds. Beds may not be lifted more than 12 inches.

Explosives, Firearms, and Other Weapons

Except as expressly permitted by law, Owner strictly prohibits the use, possession and storage of explosives (including fireworks, firecrackers and other incendiaries), firearms, and other weapons on the premise.

Fuels and Hazardous Chemicals

Any combustible fuel or material (e.g. propane or kerosene) or hazardous chemical is strictly prohibited and subject to confiscation.

Holiday Decorations

Live Christmas trees, pumpkins, jack-o-lanterns, or any kind of door decorations are not permitted on the property.

Microwaves

Microwave ovens are provided in each residence. Additional personal microwaves are not permitted under any circumstance.

Open Heating Elements

Any appliance or device typically used at home or in an office environment that has an open heating element and does not have an automatic shut-off feature is prohibited (i.e. hot plates; toaster ovens, electric woks, etc).

You may bring small countertop appliances (i.e. coffeemakers, toasters, crock pots, rice cookers, tea boilers, etc.) that do not disrupt the academic environment, have an automatic shut-off feature engaged at all times, and meet the approval of your RA and/or Coordinator. These kitchen-type appliances are prohibited from use in bedrooms.

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Personal Heater

Students are not to use or store in the apartment any type of heater.

Refrigerators

Personal refrigerators are prohibited in all apartments.