

APPENDIX A

COMMUNITY STANDARDS FOR UNIVERSITY OF WASHINGTON BOTHELL RESIDENTIAL LIFE

Compliance with UW Student Code of Conduct

I will comply with all rules, policies, and/or guidelines outlined in the University of Washington's Student Conduct Code (WAC Chapter 478-121) available online at:
<http://app.leg.wa.gov/WAC/default.aspx?cite=478-120>.

This Appendix constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Appendix vary or contradict any terms or conditions found in the Lease Contract, this Appendix shall control.

I will also comply with all of the following:

Definitions

- **Residential Village:** refers to all three (3) residential buildings (Summit, Forest and Horizon Hall) and the Terrace Dining Pavilion.
- **Staff and other personnel:** includes university staff as well as Capstone and Aramark personnel.
- **Building common area:** This includes, but are not limited to, areas open to all residential students, main lounges, lounge kitchen, floor lounges, study rooms, meetings rooms, hallways, laundry rooms, elevator, and stairwells.
- **Unit common area:** This includes, but not limited to, shared spaces within your assigned unit, bathroom, toilet room, shower room, entry way and apartment kitchens and living rooms.

Behavioral Expectations

1. General Conduct
 - a. I will not commit any act of dishonesty including personal misrepresentation, knowingly furnishing false information to staff and other personnel forgery and the alteration or fraudulent use of documents including electronic documents or instruments of identification (e.g., misuse of electronic mail systems and computers).
 - b. I will refrain from the use of sports equipment, including, but not limited to, bicycles, skates, skateboards, balls, and Frisbees within the buildings at the Residential Village, walkways and sidewalks.

- c. I will not furnish false information to or withhold material information from any University staff member or housing & dining personnel acting in the course of their duties.
 - d. I will refrain from any conduct that would constitute a violation of any city, state, or federal laws. This conduct includes, but is not limited to, malicious mischief, theft, robbery, the possession of stolen property, and damage, unauthorized possession, use, or removal of University or private property.
 - e. I will not disrespect the rights, privileges, and property of the University community, visitors to campus, students, and animals used by persons with disabilities.
 - f. I will comply with the directions of University officials, and other housing & dining personnel and their authorized agents acting in the performance of their duties.
 - g. I will present my student identification card to University staff and other housing & dining personnel upon request.
 - h. I will not participate in or promote gambling or any other wagering activities.
- 2. Harassment and Sexual Misconduct
 - a. I will not participate in conduct that would constitute a sexual offense, sexual harassment, relationship violence, stalking, unwanted advances, indecent exposure, or any other verbal, nonverbal or physical conduct of a sexual nature that has the purpose or effect of unreasonably interfering with an individual's work or academic performance.
 - b. I will abide by Executive Order No. 31, which outline the University's non-discrimination, non-retaliation, and affirmative action policies which can be found online at <http://www.washington.edu/admin/rules/policies/PO/EO31.html>.
 - c. I will abide by Executive Order No. 51, which outlines the University's sexual violence elimination policy, which can be found online at <http://www.washington.edu/admin/rules/policies/PO/EO51.html>.
- 3. Threatening Behavior
 - a. I will not use language or engage in other behavior that is threatening or harmful directed towards staff and other personnel, other students, or guests.
- 4. Disorderly Conduct
 - a. I will not participate in any conduct involving 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 or private property on university Leased land, including the Residential Village. This includes, but is not limited to, aiming lasers at others, fighting, and engaging in sports activities on the Residential Village premises.
- 5. Endangerment
 - a. I will refrain from any conduct that would interfere with University, housing or dining operations or endanger the health, welfare, or safety of other persons or myself.
- 6. Thrown Objects

- a. I will not throw, drop, propel, or pour anything from windows, balconies, patios, landings or stairwells. This includes, but is not limited to: Water balloons, squirt guns, footballs, Frisbees, etc.
- 7. Firearms/Weapons
 - a. I will not possess, store, use, manufacture, transport, display, sell, or distribute any firearms, air powered guns (e.g. BB guns, pellet guns and paint guns), or other weapons or replicas of any of the above-mentioned items
 - b. I will not possess any knife having a blade longer than three inches that is not used for culinary purposes.
 - c. I will not possess any knife having a blade that projects or swings into position by force of a spring (i.e., switch blade).
 - d. I will not intentionally wield or brandish any item capable of producing bodily harm in a manner that intimidates another person or warrants fear for safety of another person.
- 8. Alcohol
 - a. I will not be visibly intoxicated regardless of age while on the Residential Village premises.
 - b. I will not provide alcohol to anyone less than 21 years of age, nor will I host or promote an event where alcohol is present and guest(s) include students or other persons who are less than 21 years of age.
 - c. I will not possess or consume alcohol in public areas including but not limited to, lounges, hallways, entryways, elevators, and stairwells. When consuming alcohol, I understand that the door to my unit needs to be closed.
 - d. I will not possess, share, sell, or use kegs, beer bongs, beer balls or other common-source containers of alcohol, nor will I possess a large quantity of alcohol or alcohol containers

intended for or used by a group rather than an individual.

- e. I will not manufacture or sell alcohol, either directly or indirectly.
- f. If a person is under 21,
 - i. I will not possess, use, or purchase alcohol if I am less than 21 years of age. This includes possession by consumption.
 - ii. I will not possess alcohol containers, even if empty, if I am less than 21 years of age.
 - iii. I will not knowingly be in the presence of alcohol if I am less than 21 years of age.
Exception: If my assigned Roommate is 21 or older.
 - iv. I will not allow possession, consumption or storage of alcohol at any time in my Unit if I am less than 21 years of age. Exception: If my assigned Roommate is 21 or older, he/she may possess or consume alcohol in my Unit in accordance with the applicable policies.
- g. If a person is 21 and over,
 - i. I will not consume alcohol in the presence of anyone under the age of 21, except for my roommate(s).
 - ii. I will not store alcohol and/or its containers visibly in shared areas while not in use if someone under the age of 21 resides in the unit.
 - iii. I will not consume alcohol while my unit door is open to the hallway.
 - iv. I understand that if I violate any of these policies, my ability to have alcohol in the Residential Village may be removed.

9. Marijuana and Other Drugs

- a. I will not use, possess, consume, or furnish with intent to deliver, manufacture, purchase, sell, share, transport, distribute illegal drugs, controlled substances, or any drug paraphernalia which includes marijuana and prescription drugs not prescribed to you while in the Residential Village, inclusive of sidewalks and dining hall. Note: Due to federal law, medical marijuana Lease or prescriptions are not recognized on University premises.
- b. I will not be in possession of drug paraphernalia.
- c. I will not be under the influence of drugs.
- d. I will not be in the presence of anyone possessing or consuming drugs.

10. Noise Policy

- a. During Quiet Hours, I will refrain from making noise that can be heard beyond the boundaries of my Unit or any other space at the Residential Village. This includes, but is not limited to, talking too loudly and playing TVs, radios, stereos, alarms, or computers at high volume. Quiet hours are from 10:00 p.m. to 8:00 a.m. Noise should be kept to a minimum, including but not limited to; vacuums and blenders. 24-hour quiet hours begin at 6:00 PM the Wednesday before finals week and is in effect until 6:00 PM, Friday of finals week.
- b. I understand any violation of these noise rules and other tenants' right of quiet enjoyment, including repeated minor violations of these rules, is a direct violation of the Lease and can result in eviction. I will at all times, respect the rights of others by refraining from disturbing noises, including loud conversations or other unnecessary noise in the halls or other parts of the Unit and the Project at all times.
- c. I will refrain from making excessive noise even outside the designated Quiet Hours.

11. Guest Policy

- a. As host, I will ensure that any guest of mine abides by University policies, rules, regulations and standards of conduct, including these Community Standards, while present in the Residential Village, and I will be held responsible for any violations of any guest of mine.
- b. As host, I will meet any guest of mine, who is not a resident of the Residential Village at the entrance of my residential building and accompany them at all times while in the Residential Village.
- c. I will not allow anyone else to reside in my Unit, except for my assigned roommate(s).
- d. The University has the discretion to require that any guest leave the Residential Village and may prohibit any guest from being on University premises. I will cooperate with any request by the University that my guest leave, and I agree not to allow anyone who I know to have been prohibited or excluded from the Residential Village premises by the University to be present in my Unit or on the Residential Village premises.
- e. I will not allow any guest of mine to stay overnight in my Unit unless I obtain the prior consent of my roommate. I will not pressure my roommate to consent to any guest of mine staying overnight and ensure that they will not infringe upon my roommate(s) in any way.
- f. I will not allow any guest of mine to stay overnight for more than three consecutive nights and no more than a total of seven overnight stays during my occupancy pursuant to this Agreement.
- g. I will not reside in another unit that is not assigned to me and will not stay in another unit overnight more than three consecutive nights and no more than seven overnight stays during my occupancy pursuant to this Agreement.

12. Fire Safety

- a. I will not, under any circumstances, tamper with or remove any safety equipment, including, but not limited to, fire pull stations, smoke or heat detectors/alarms, sprinklers, sprinkler valves and pipes, fire extinguishers or any alarm system. The overhead sprinkler system will activate in the event of a fire.
- b. I will not touch the sprinkler heads or hang anything from the pipes as it may set off the system and cause water damage.
- c. I will report equipment malfunctions to University and/or Capstone Management staff immediately in writing.
- d. I will not possess candles that have a burned wick present, or will remove the wick prior to having it in my unit or anywhere within the Residential Village
- e. I will not burn candles, coals, incense, or anything with an open flame, or do anything else that is a fire risk or is a violation of the local fire code.
- f. I will not use or possess prohibited equipment or appliances, which include, but are not limited, to halogen lamps, space heaters, air conditioners, open-flame (e.g. fondue pots), open-coil appliances (e.g. toasters, toaster ovens), multiple appliances that exceed the usage limits of your assigned Unit, Floor Lamps, heated blankets without an auto-shut off, and waterbeds.
I will ensure that my items meet fire code, which includes:
- g.
 - i. All electrical appliances must be UL-listed.
 - ii. Microwaves and mini refrigerators must be plugged into wall outlets, not into a power strip or other extension cord.
 - iii. All extension cords: 1) Must be UL-listed, 2) Must be 3-pronged, 3) must be plugged directly into the wall outlet, and 4) must have an on/off switch.
 - iv. Multi-plug, non-circuited adaptors are prohibited.
- h. I will ensure that using a heat producing cooking appliance will occur only in the community kitchen or in a Horizon Hall apartment kitchen. The only exception is for electric kettles and pod style coffee makers, these two items are allowed for use in bedrooms in Summit and common spaces in Forest Hall units.
- i. I will not leave an appliance unattended while in use.
- j. I will be familiar with and abide by emergency evacuation instructions and procedures including, but not limited to, evacuation drills.
- k. I will not obstruct any walkway, hallway, stairwell, door or any part of the surrounding premises and grounds.
- l. I will not hang any towels, clothing, brooms, mops rugs, etc., on my unit window or in the front of my unit.
- m. I am responsible for fire alarm activation due to smoke from activities such as cooking, I may be charged for costs associated with response by fire safety personnel.
- n. I will not use, store, or possess flammable, explosive, toxic, hazardous, or any other inherently dangerous materials, including, but not limited to, candles, tires or rims, gasoline, other fuels, fireworks, ammunition, explosives, flammable liquids, propane, other compressed gases, or spray paint, in any Unit.

13. Smoking Policy

- a. I will not smoke or allow any guest of mine to smoke, vape, or dispersing airborne carcinogens any of the following; cigarettes, electronic cigarettes, hookah, cigars, or any other controlled

substance in any University housing, building, or non-designated smoking area. Smoking (i.e. tobacco products and vaping) on the University property is permitted only in designated areas which are indicated by green tents.

Facility Usage Expectations

14. Facility Use

- a. I will not provide access to the Residential Village to someone who does not live in the building unless that person is my guest.
- b. I will not access roofs or climb on the sides of buildings.
- c. I will not tamper with or move from their designated locations any Residential Village furnishings.
- d. I will not paint or make alterations of any kind to the Unit, University provided furnishings, or the buildings.
- e. I will only use small nails and regular hangers when hanging pictures, mirrors etc. which would create a hole no larger than a dime. Adhesive hangers or material, including Command Strips, shall not be used, as they damage wallboard. Installation of TV's or speakers onto walls is prohibited. Resident will be held financially responsible for damage caused to walls due to hanging of items on walls.
- f. I will not attach any item to the ceiling or pipes or wood beams.
- g. I will not intentionally or negligently destroy, deface, damage, impair, tamper with, or remove any part of the property in my Unit, any Residential Village building or on the premises, including, but not limited to, property belonging to the University, vendors, or other students; facilities, equipment, furniture, furnishings, and appliances; and the internal or external walls/surfaces of the Residential Village buildings.
- h. I will not use my Unit or Residential Village premises for commercial purposes.
- i. I will not install satellite dishes.
- j. I will not have personal cable splitters, hubs, routers, modems, or other devices that alter wireless service. Wireless internet is provided throughout the Residential Village.
- k. I will properly use and operate all electrical, heating, and plumbing facilities, fixtures, appliances, and furnishings and will notify the University or Capstone promptly of the need for any repairs.
- l. I will promptly, in writing, report to the staff and other personnel, all leaking faucets, toilets, windows and/or defects or potential defects in the Unit or appliances not in good working order. (Tenants will be required to pay for damage to plumbing due to their neglect or the attempt to repair it.)
- m. I will not use exterior windowsills and ledges for storage of bottles, food, planters, etc.
- n. Where electric ranges, refrigerators, disposals, and other equipment is included in the rental unit for the sole use of occupant, I will shall keep such equipment in a state of repair comparable to that at the time of occupancy.

15. Unmanned Aerial Systems/Drones

- a. It is the policy of the University of Washington that, while the operation of manned aircraft such as ultralight aircraft, hang gliders, skydiving, and hot air balloons is not permitted on University facilities, the general operation of other airborne vehicles – including manned aircraft (e.g. helicopters) and unmanned aircraft (e.g. fixed wing drones, rotary drones, model aircraft) – is allowed for these purposes on University facilities and grounds, as defined in [WAC 478-136-012\(3\)](#). All uses may not be approved for all facilities.

- b. Drones will be used in a manner that is respectful of individual privacy, and only used in compliance with Federal regulations and FAA regulations.

16. Cleanliness

- a. I will keep my Unit and shared areas clean, orderly, sanitary, and in good condition at all times.
This includes, but is not limited to keeping my Unit free from accumulations of debris, filth, rubbish, and garbage and disposing of the same at reasonable and regular intervals.
- b. I will wrap or place wet garbage in plastic bags and boxes shall be crushed before placing in the garbage or recycling containers.
- c. I will not use abrasive cleaners which may harm the finish. The cabinets are laminated and I will only use soap and water to clean them.
- d. I will comply with any University or Capstone prescribed corrective action within 24 hours of the University or Capstone informing me that my Unit has fallen below acceptable health and safety standards.

17. Keys, Doors & Locks

- a. I will not prop open any exterior building doors for any reason.
- b. I will not duplicate or misuse the Unit keys or building access device.
- c. I will keep the door to my assigned Unit as well as the doors leading to each floor locked at all times.
- d. I will not put my own locks or alarms on any doors.
- e. I will not lend or give my Unit key(s) or building access device to anyone, except for authorized University staff.
- f. I will not interfere with security systems, tamper with locks, unlock doors designated to be locked, or prop doors open, with the exception of personal unit or bedroom doors

18. Decorations

- a. I will not put any decorative lighting, decoration, object, or equipment in the Building Common Areas, and I will not interfere with any safety device.
- b. I will not hang any objects or materials outside of any window or door including the following items: decorative lighting, combustible decorations, decorations that hang from door frames, and decorations that cover over twenty-five percent of the door.
I may have artificial, nonmetallic trees and small living potted plants in my Unit. I will not display trees or plants in any Building Common Area.
I will use only decorative lighting that is Underwriter Laboratories, Inc. (UL) approved and in good condition (for safety and reduced energy consumption). LED lights are recommended.
- e. I may decorate trees only with miniature, low heat-producing electric lights or with nonelectrical, non-candle decorations.
- f. I will not allow light bulbs or lighted decorations to come in contact with combustible materials.
- g. I will turn off all electrical decorations when my Unit is unoccupied.
- h. I will not use halogen bulbs or any bulb that produces high amount of heat.

19. Wheeled Recreational Vehicles

- a. I understand that the use of and/or storage of any motorized vehicles (such as a hover board or motorized scooters) over a consumer-sized battery of 100 watt hours is not allowed to be stored

or used within the housing facilities or premises. The exception to this rule is any equipment that is approved to be used due to an ADA accommodation.

- b. I understand that motorized vehicles, bicycles, roller blades, skateboards, hover boards and scooters are not permitted to be ridden or parked in non-designated areas including but not limited to: lounges, hallways, sidewalks, stairwells, fire zones, and in the dining hall.
- c. I understand that motorized vehicles, bicycles, and any wheeled item that cannot be carried will not be permitted in the any building at the Residential Village.
- d. I will only lock/store my bicycle in designated bike racks and bike rooms at the Residential Village.

20. WindowUsage

- a. I will not put tin foil, sheets, blankets or any type of coverings over windows. For fire safety, only provided window coverings are allowed.
- a. I will not enter or exit through any window except as an emergency egress out of the building.

21. Building Common Areas

- a. I will not sleep in the lobby, lounge spaces, or any other publicly accessible areas.
- b. I will abide by posted signage and rules for the lounge and laundry spaces.
- c. I will not remove, displace, or take belongings that are not mine from any publicly accessible areas, including but not limited to lounges, laundry spaces, and kitchen area.
- d. I will ensure all common spaces that I've utilized are returned to their original cleanliness level after I've finished using them. This includes, but is not limited to; cleaning up food waste within the kitchen after cooking, returning furniture to original spaces within lounges, and removing lint from dryers after use.

22. Unit Common Areas

- a. I will not restrict my roommate from free access to all shared areas in our Unit or create a situation that would infringe on my roommate's right to remain undisturbed.
- b. I will not intentionally sleep or create a sleeping area in the unit common area.
- c. I will ensure all unit common spaces that I've utilized are returned to their original cleanliness level after I've finished using them. This includes, but is not limited to; cleaning up food waste within the kitchen after cooking, as applicable.

23. Pet Policy

- a. I will not feed, have, or house any animals of any kind on the premises of the Residential Village with the exception of non-flesh eating fish housed in an aquarium which cannot exceed the size of a five-gallon tank. **No more than one 5-gallon tank is allowed per Unit.**

24. Computing

- a. I will read all correspondence and information sent to my mailbox, University email account, and email used to complete the housing application.
- b. I agree to update and keep my local and permanent mailing address current through my MyUW account and the Residential Portal.

- c. I will abide by the University's rules and policies as well as applicable federal, state, and city laws pertaining to the use of University resources, including, but not limited to, computing and networking resources or services.

25. Solicitation Policy

- a. I will not solicit or distribute promotional materials in and around the Residential Village except in accordance with the Residential Life Advertising Policy.