

# APARTMENTS RULES & REGULATIONS

## 📍 the apartments rules

These “Apartments Rules” are incorporated by reference into the “Europa House Lease.”

We seek to safeguard everyone’s health & safety, as well as protect the Europa House environment. Most points rarely become an issue; those that do come up at times are highlighted **in bold**.

Please ask any Europa House staff member to clarify any uncertain points. These rules may be modified in the future.

## 📍 enforcing these rules

Violating an Apartments Rule can lead to:

**A fine of \$25 per incident** (for repeated violations, fines can climb to \$50 per event).

An ongoing or serious violation can lead to:

- A** Written notice that, if the problem is not gone in five days, **a penalty of \$25 per day** will be assessed till the issue is resolved. We may contact a parent or guardian in cases of urgent concern.
- B** If the problem persists for two weeks, a second notice may be sent to your parent/guardian that, in addition to the \$25 per day fine, **you will have to move out of the Europa House** two weeks after the second written notification.
- C** Extreme cases could bring you before the **University Judicial Committee**, with expulsion from the University a possible consequence.

## 📍 in your apartment

- 1** Any condition presenting a health or safety hazard must be corrected immediately.
- 2** Due to their fire hazard, **electric extension cords, space heaters, hot plates and cooking with charcoal broilers on a balcony are all prohibited.**
- 3** For safety, water beds cannot be accepted.
- 4** **University regulations permit only fish as pets** (with a ten-gallon size limit on any one aquarium).

**5** You must uphold reasonable standards of cleanliness and hygiene. If we deem it necessary, we will have your apartment cleaned professionally – the charge will be \$24 per hour (plus expenses).

**6** You may not alter any part of the premises without getting our written consent first. This includes: painting walls and ceilings; stapling, painting or marking of any kind on doors; disassembling or removing furnishings or fixtures from your apartment.

**7 Do not take Europa House furniture on a balcony;** do not hang laundry, carpets, blankets, etc. from a balcony railing; do not balance objects on balcony railings. Do not erect any exterior aerials, etc.

**8 At the end of the lease, you must leave your apartment as clean and orderly as it was when you moved in.** If not, a cleaning and/or repair fee will be charged at a rate of \$24 per hour (plus expenses).

## 📍 others in your apartment

**9** When you have guests, respect the right to privacy and the normal use of facilities by your roommates.

**10** You may not let a guest live in your apartment without obtaining our prior written consent.

**11** We reserve the right to move anyone at any time to similar Europa House accommodations, say, to enhance roommate compatibility. **Personality conflicts, should they arise, must never be resolved at the financial expense of the Proprietor.** We can place a new resident in any apartment vacancy.

**12** Europa House staff members may show an apartment to prospective future tenants.

## 📍 around the europa house

**13** **You are responsible for your guests, including any damage or theft caused by them.**

**14** No firearms (guns), ammunition or weapons of any type, nor any explosive, flammable or hazardous items may be carried or stored in the Europa House.

**15** **Our “Quiet Hours,” when you may not make any noise disturbing to others, last from 10 p.m. (midnight on Friday and Saturday) to 7 a.m.;** in the week before and during finals, Quiet Hours are enforced around-the-clock.

**16** Playing darts, using Rollerblades, or using or storing hoverboards and their lithium batteries is not allowed in the Europa House building.

**17** The laundry facilities (washers & dryers) on the ground floor should be used only by residents.

**18 Do not throw anything, including refuse, out of a window or from a balcony,** even if “aiming” at the trash dumpsters.

Separate the following materials from your trash and place them in the recycling bins:

**Containers** (bimetal cans – soft drink, beer, etc. – plastic bottles, glass objects, etc.)

**Papers** (clean newsprint, magazines, boxes, etc. – avoid any plastics, including coatings)

**Please do not throw trash into the recycling bins; refuse belongs in the dumpsters.**

**19** Solicitation and/or canvassing is not permitted in the Europa House. You may not use the premises for any commercial purpose.

## 📍 the europa house lounge

**20** **Do not bring any food or drinks into the lounge.** If accidents result in carpet or upholstery stains, please report them immediately – fresh stains are more easily removed.

**21** **The Europa House lounge is not to be used for indecent, improper or illegal activities, nor as overnight sleeping quarters.**

## 📍 club europa travel agency

**22** The agency makes travel arrangements; please address housing issues to Europa House staff.

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# APARTMENTS RULES

## the swimming pool area

- 23 The swimming pool is open during summer daylight hours; the State of Illinois prohibits swimming after sunset. While you may use the sun deck by yourself, for safety's sake, **no one may enter the pool unless others are present.**
- 24 **Animals, smoking, foodstuffs, drinks, glass, breakable and sharp objects are not allowed in the pool area. No items, other than those intended for use in swimming pools, may be introduced into the swimming pool water.**
- 25 Running, jumping or other dangerous activity is impermissible in the pool area.
- 26 Anything that threatens the health or safety of swimmers or sunbathers may lead to the pool area being closed until it is resolved.

## bicycle and car parking

- 27 Parking for motorized vehicles (including motorcycles) is by permit only (a fee applies) in specified spaces. **Parking without a permit or parking in staff parking areas can result in your vehicle being towed without notice.**
- 28 Bicycles must be locked, using a bicycle lock and chain, in the bike racks. **Bicycles and motorcycles are not allowed inside**, in any hallway or apartment or on any balcony.
- 29 The Proprietor shall not be liable for any loss or damage to a resident's bicycle, motorized vehicle or its contents.

## safety and security

- 30 Endangering the normal operation of the Europa House elevator is a criminal offense.
- 31 Fire alarm and safety equipment may only be used in an emergency. Do not tamper with alarm or sprinkler equipment. Alarms must be taken seriously: immediately follow the exit signs to the outside.

- 32 **Keep entrances locked; do not prop open exterior doors. Meet visitors at the main entrance, and escort them to your apartment; similarly, accompany departing guests until they leave.** Unknown people should be denied access. Keep your apartment and balcony doors locked if no one is home. If a crime occurs or is suspected to have happened, first call the police, then a House Director.
- 33 You may not duplicate Europa House keys. All keys remain our property and must be returned at the end of the lease. Not returning a key or replacing a lost key requires that its corresponding lock and all keys concerned be changed. An apartment door key costs \$40; an exterior building door key costs \$180. We will replace a returned key for \$2.

## other laws and regulations

- 34 You must live in compliance with all applicable local, state and federal laws and regulations.
- 35 **You and your guest(s) must be at least 21 years old to buy, possess or consume any alcoholic drinks**, with no one container exceeding one gallon/four liters (no beer kegs). Open alcoholic drinks are not allowed in public areas. Alcohol-induced conduct that infringes on the right of others to enjoy a quiet and orderly living environment is not acceptable.
- 36 The Europa House is a smoke-free environment. **Smoking is not permitted inside the Europa House** – any lit cigarette can lead to a \$25 or \$50 fine.
- 37 The manufacture, possession, use or sale of any illicit narcotics, stimulants, hallucinogens or similar drugs will be reported to the police.

## housing calendar

- 38 The Europa House is closed between the fall and spring semesters; unless informed otherwise, if you are returning to the Europa House, your belongings may be left in the apartment. While theft is rarely a problem, valuable items ought not to be left behind.

# apartments rules

university of illinois certified housing  
2018 fall and 2019 spring  
semesters



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