

STUDIO LOFTS RULES & REGULATIONS

the studio lofts rules

These “Studio Lofts Rules” are incorporated by reference into the “Studio Lofts Lease.”

We seek to safeguard everyone’s health & safety, as well as protect the Studio Lofts 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 a Studio Lofts 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 Studio Lofts** 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 studio loft

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 patio 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 Studio Lofts furniture on a patio;** do not hang laundry, carpets, blankets, etc. from a fence railing; do not balance objects on the railings. Nor may you 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 studio loft

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

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 Studio Lofts accommodations, say, to enhance loft mate 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 loft vacancy.

12 Europa House staff members may show a loft to prospective future tenants.

around the studio lofts

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 Studio Lofts.

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 Studio Lofts.

17 The laundry facilities (washer & dryer) near the pool should be used only by residents.

18 **Do not store garbage or trash bags on your patio or patio steps,** do not throw garbage, 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 Studio Lofts. 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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STUDIO LOFTS 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 swimming 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 patio.
- 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 studio loft; similarly, accompany departing guests until they leave.** Unknown people should be denied access. Keep your apartment and patio 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 can cost \$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 Studio Lofts are a smoke-free environment. **Smoking is not permitted inside the Studio Lofts** – 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 Studio Lofts are officially closed between the fall and spring semesters; unless informed otherwise, if you are returning to the Studio Lofts, your belongings may be left in your loft. While theft is rarely a problem, valuable items ought not to be left behind.

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university of illinois certified housing
2018 fall and 2019 spring
semesters



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