

2009-2010 BAGGINS END COMMUNITY RULES
Baggins End Collective, University of California, Davis

SCOPE. These community rules are, by reference, incorporated into the Lease document for the Baggins End Collective consisting of Parts I and II, hereinafter referred to as "the Lease". These regulations apply to the specific property described and for the term specified in Part I of the Lease.

PURPOSE. As a participant in a Baggins End On-Campus Housing Program, you have responsibilities to both the University of California Davis, Student Housing Office, as your landlord, and to your fellow Community members. You also possess certain rights which both are expected to help ensure. Community Regulations are developed by community members and approved by Student Housing.

The regulations presented below are designed to ensure the safety of each Resident. In addition to this, others are intended to efficiently complete necessary administrative tasks. Your careful attention to these is another way to help keep the cost of operating Baggins End low.

REGULATION 0: The survival of Baggins End, a Baggins End community, requires the useful and positive participation of every member. Standards for "useful" and "positive" shall be defined by the community on the basis of willing and active cooperation with the community.

Members not upholding standards, defined by the present community, contained in the lease and these regulations, may be subjected to Regulations, 4, 6 and 8.

REGULATION 1: Dome meetings shall be every other Sunday at 7:00 p.m. year around or at other times to be determined by the community and communicated in advance to all residents and the University representative. Each Dome member should attend all meetings. Up to one meeting per quarter may be missed. The meeting location shall rotate, with the host Dome responsible for sending out announcements to each dome by the preceding Friday, facilitating the meeting, and taking and distributing meeting notes.

REGULATION 2: Each Dome member must take on a special task (e.g. treasurer, liaison, work party coordinator, garden coordinator, lawn mower maintenance, recycling organizer, grounds, or other projects agreed upon by the community). A minimum of four hours a month is mandatory; to facilitate this, work parties shall be held the Sunday of each meeting (although other arrangements can be made).

REGULATION 3: All Dome members are responsible for the upkeep of their Dome and the immediate grounds as specified in the Regulations for Dome Lease, included by reference as specified in Part I of the Lease.

REGULATION 4: At the first meeting of every quarter a process will be initiated to review the community work accomplished during the last quarter. Each Dome member will elucidate his/her contributions during the previous quarter (i.e. explain fulfillment of Regulations 0, 1, 2 and 3). Those members not fulfilling the regulations will be required to contract for duties agreed upon with the community. One Dome meeting prior to the selection of new Dome members, contractees will be reviewed as to fulfillment of the contracted tasks.

REGULATION 5: Overnight guests: Occasional overnight guest are allowed, however, dome mates must respect each other's rights concerning the number of guests and length of visits. If guests become a conflict between roommates or Community members, it is expected that this problem will be addressed at the Community level. The same overnight guest may not stay in Baggins End more than fourteen (14) nights during any consecutive thirty (30) day period without prior written consent of the University.

REGULATION 6: Community, neighbor, and roommate grievances: at times, problems may arise between roommates and neighbors. Parties involved in a grievance, along with the community, will outline the process to be used to resolve the problem. It is expected that these problems will be addressed within the community. Productive course of action agreed upon by the Community, including the parties to the grievance, at the time of the presentation of the problem will be taken immediately and a progress report shall be given at the next meeting by parties involved.

REGULATION 7: Review of application: Before a prospective resident signs a lease, his/her residence in Baggins End must be approved by the Community.

REGULATION 8: If a Baggins End resident fails to abide by the lease or violates any of these regulations, the person's lease may be recommended for termination and/or non-renewal by a 2/3 majority vote of the entire Community or a consensus of 2/3 of the entire Community. Within 48 hours of the decision to terminate a lease the Community member(s) in question will be notified and expected to comply with the decision of the Community.