

Welcome to the UC Davis Single Student Apartments!

The staff of UC Davis Student Housing welcomes you to your new home. We're glad you have chosen to live in our single student apartments and we look forward to having you in our community.

Our mission is to provide a safe and pleasant living environment that supports and enhances the academic purpose of the university. We think you will find that our apartment communities offer many social and educational opportunities, which we hope will enhance your experience at UC Davis.

We encourage you to become involved in your new community — the students living here represent a wide array of backgrounds, cultures, lifestyles and values. We hope you will challenge yourself to become acquainted with those who are different from you. UC Davis provides a rich and unique opportunity for you to learn more about yourself and others.

This guide is an important source of information for you. It describes and explains our Single Student Apartment policies in conjunction with your Housing contract.

Principles of Community

The University of California, Davis, is first and foremost an institution of learning and teaching, committed to serving the needs of society. Our campus community reflects and is a part of a society comprising all races, creeds and social circumstances. The successful conduct of the university's affairs requires that every member of the university community acknowledge and practice the following basic principles:

We affirm the inherent dignity in all of us, and we strive to maintain a climate of justice marked by respect for each other. We acknowledge that our society carries within it historical and deep-rooted misunderstandings and biases, and therefore we will endeavor to foster mutual understanding among the many parts of our whole.

We affirm the right of freedom of expression within our community and also affirm our commitment to the highest standards of civility and decency towards all. We recognize the right of every individual to think and speak as dictated by personal belief, to express any idea, and to disagree with or counter another's point of view, limited only by university regulations governing time, place and manner. We promote open expression of our individuality and our diversity within the bounds of courtesy, sensitivity and respect.

We confront and reject all manifestations of discrimination, including those based on race, ethnicity, gender, age, disability, sexual orientation, religious or political beliefs, status within or outside the university, or any of the other differences among people which have been excuses for misunderstanding, dissension or hatred. We recognize and cherish the richness contributed to our lives by our diversity. We take pride in our various achievements, and we celebrate our differences.

We recognize that each of us has an obligation to the community of which we have chosen to be a part. We will strive to build a true community of spirit and purpose based on mutual respect and caring.

April 20, 1990

Staff, Facilities & Services

Residents of the Single Student Apartments will have access to a variety of resources in the Student Housing areas, including use of the Computer Centers, Academic Advising Centers, and access to Residential Education professional staff who can assist them with their transition to the university. Please visit the Student Housing website at <http://www.housing.ucdavis.edu> for more information.

Residential Services staff located in the Student Housing main office [160 Student Housing, 530/752-2033] are the people to contact if you are leaving school, participating in the Planned Educational Leave Program [PELP], transferring to another campus, or graduating during the term of your contract.

Residential Student Accounts staff [170 Student Housing, 530/752-2481] are available if you need information on housing payments.

If you have chosen a meal plan, Food Service Directors provide a variety of food service information aimed at making your dining experience exciting and new. A dietician is available through our Sodexo Food service for special dietary needs for students eating in the Dining Commons. Please contact Linda Adams at (530) 752-9604 or email her at Linda.adams@sodexo.com

You may have a number of questions regarding the physical aspects of your individual apartment and the apartment complex as a whole. These include, but are not limited to apartment and mailbox keys, maintenance and repair requests, parking permits, trash and recycling, laundry facilities, telephone service, pest control, vacating procedures and lockout information. Upon being offered an apartment space, you will be provided written information on these topics and others directly from the apartment property management's office. The information will outline specific processes and policies for the apartment at which you will be living.

Policies & Community Responsibility

ELIGIBILITY

Students wishing to live in the single student apartments must remain a full time registered student during fall, winter and spring quarter at UC Davis. Full time student status is defined as 12 units per quarter. Students with less than full time student status will be required to meet with the Assistant Director for Academic Development to discuss their plans for attaining full time student status in order to meet minimum progress goals towards graduation.

APARTMENT/ROOM TRANSFERS

Apartment transfers and mutual room swaps will be granted at the discretion of Student Housing and must comply with use and eligibility guidelines.

RIGHT OF ENTRY

The property management and the university may enter apartments as allowed by law for the following reasons: in case of emergency; to make repairs, alterations or improvements; to supply necessary or agreed upon services; to show the apartment to prospective or actual workers and/or contractors; when the tenant has abandoned or surrendered the space either pursuant to court order or with the tenant's consent. A 24-hour written notice of entry will be given except in cases of emergency, abandonment, apartment surrender, or by tenant consent at time of entry.

RENT PAYMENT

All housing payments are made to the Cashier's Office (Dutton Hall) either in person or by mail.

Cashier's Office
University of California
One Shields Avenue
Davis, CA 95616-8549

Office hours are 9am-4pm, Monday through Friday. Please write your name and student ID# on your check and include a Student Housing payment coupon with each payment. Beyond the reservation fee paid with the contract, the balance of fall quarter apartment rent and meal plan charges, if applicable, are due October 1, winter quarter payment is due January 1, the spring quarter payment is due April 1 and summer quarter payment is due June 1. Housing payments become delinquent after the tenth of the month; if this falls on a weekend, payment must be made the Monday immediately following. To ensure consistency regardless of payment method, all payments must be received by 4pm on the tenth day of the month to avoid a \$75 late fee. Payments must be delivered or mailed to the Cashier's Office in Dutton Hall [9am-4pm, Monday through Friday].

RENTER'S INSURANCE

It is important to remember that the university does not assume any responsibility for the loss, damage, or destruction of personal property, so think ahead about protecting your belongings. We suggest that you check with your insurance agent to find out about renter's insurance.

STANDARDS OF BEHAVIOR

Student Housing and university policies are designed to give a clear picture of what is expected of you as a resident. Living in a large community is not always easy, since people come from different backgrounds and may have different sets of expectations for living within a community. Due to living in close proximity, different lifestyles, and the pressure of juggling academics, conflicts do arise on occasion. The policies and regulations that exist are intended to give you and your neighbors standards by which residents can live and learn together. The university is committed to the ideal that our community should complement and foster all residents' academic development. Residents are expected to abide by the rules and regulations of the apartment management, the university and of their Housing contract.

BEHAVIOR

Students displaying inappropriate behavior or conduct, exhibiting inability to live within an apartment community, refusing intervention, and/or endangering themselves or others in any manner, are subject to administrative or judicial action that may result in relocation or eviction.

GUEST BEHAVIOR

Residents are welcome to have occasional overnight and weekend guests, and assume responsibility for all actions and behavior of their guests. Should guests violate any rules or regulations outlined in the Student Housing contract or engage in behavior detrimental to the welfare of the community, they may be required to leave and disciplinary action taken against the resident. Allowing guests to stay overnight requires the agreement of all persons living in the apartment.

COOPERATION

Residents and their guests must cooperate with apartment management staff at all times regarding apartment complex and university policy. Providing false information or failing to provide information, interfering with staff while they are performing their duties, or being uncooperative or verbally abusive to staff is strictly prohibited. It may also result in a referral to Student Judicial Affairs.

NOISE

Residents are expected to refrain from making any noise or playing any musical instrument, radio, stereo, television, car stereo, etc. in a manner that will disturb other residents at any time. The use of amplified equipment in and around the apartment complex must be at a level that does not annoy or interfere with the quiet enjoyment of other residents.

SAFE FACILITIES

All stairs and common areas are to be kept free from obstruction at all times. Tampering with fire alarms, smoke and fire detectors, fire extinguishers or hallway lighting is a criminal offense and may result in eviction. Persons jeopardizing the safety and well being of others will be referred to Student Judicial Affairs. All apartments are equipped with fire sprinklers or smoke detectors; and there are manual pull stations located throughout the community. Fire sprinklers are heat sensitive and when activated, will release water within the affected room. Tampering, including hanging items from sprinkler heads, is strictly prohibited. If any fire alarm or siren sounds for any reason in any building, all occupants must evacuate the building immediately. For safety, fireworks, fire crackers, flammable or combustible liquids are not permitted to be stored in any apartment. Dangerous substances and chemicals including, but not limited to, automobile batteries, gasoline, acids and other dangerous chemicals are also prohibited.

SECURITY

Each resident, occupant, guest and invitee is responsible for the security and safety of his or her own person and property and should not rely on any security devices or measures. Neither the apartment management nor the university is responsible for the safety or security of any resident, occupant, guest or invitee and their property. Neither the apartment management nor the university promises to provide any security devices or measures or warrants or guarantees the effectiveness or operability of any such devices or measures, if provided. PLEASE CALL 911 IN CASE OF AN EMERGENCY. We encourage each resident to lock the door when leaving the apartment, engrave their possessions and register their bicycles.

SOLICITATION

Unapproved solicitation or publicity is prohibited in or around the apartments, including but not limited to door-to-door sales, door hangers, posters, meetings, rallies and picketing.

ALCOHOL & CONTROLLED SUBSTANCES

The use of alcoholic beverages must be in compliance with California State Law and is strictly limited to those persons 21 years of age or older. The possession, transportation and or consumption of alcohol by individuals less than 21 years of age is strictly prohibited. In accordance with University policy, illegal possession, use, sale, distribution, or manufacture of drugs and alcohol is prohibited. Residents or guests caught using or soliciting drugs will be turned over to the appropriate law enforcement or University authority. Tenants or guests caught or suspected of using drugs will face disciplinary action including the possibility of eviction. Drug paraphernalia because of the association with the use of illegal substances will not be permitted. This includes, but is not limited to: bongs, hash pipes, blow tubes, and water pipes. If observed in the Premises, Owner and Management

reserves the right to confiscate and/or dispose of these items in violation of this policy and disciplinary action may be initiated.

ALTERATIONS & REPAIRS

No additions, modifications, alterations, or painting shall be done to any portion of the premises. Decals and stickers are prohibited to be affixed to painted walls, windows or other surfaces. Resident shall promptly report to management any leaks, inoperable appliances or damage to the premises or any portion thereof. Resident will be charged for any plumbing service needed to remove non-biodegradable object from any toilet or sink drain or damages to the premises or any portion thereof caused by tenant. Wall hangings are permitted when only small picture hangers, pins or thumbtacks are used. Nothing may be stapled to the walls or doors.

FURNITURE

Furniture is provided through Student Housing. If you experience a problem with the University provided furniture, please submit a work request through My.UCDavis.edu and clicking on repair request link in the Student Housing channel.

WINDOWS, DOORS AND EXTERIOR

All windows must be kept free of any posters, cardboard, tin foil, lights, stained glass, draperies, or anything that would distract from the appearance of the community. All artwork, message boards, posters, etc. be kept inside your apartment walls and not visible to anyone from the outside. Pictures/posters are not permitted on front doors. Screens should not be removed except for cleaning and in cases of emergency. For safety reasons, Residents or guests are not permitted on roofs, ledges, awnings, etc. Resident will be subject to eviction and charged for any damage caused by such activities.

ENERGY CONSERVATION

The State of California continues to address the energy crisis — the university is not immune to this situation. Along with other Californians, we have been asked by the state to implement & continue energy conservation measures. One way we are doing this is by reducing lighting levels in some corridors and bathrooms. Residents can make a significant contribution to the state's energy solution if we all do our part.

Following are energy saving tips we hope you will respect.

- Turn off lights and appliances when not in use.
- Turn off your computer when you are not using it.
- When you are going to be away from your computer, turn off the monitor.
- If you bring a lamp from home, choose one that has an energy efficient bulb.
- When the heat or air conditioning is on, please close doors and windows.
- If you are living in a room with a thermostat, please set it at 78° F for cooling and 68° F for heating.