



Skyler Commons Rules and Regulations

RESPECT FOR OTHER RESIDENTS AND DISRUPTIVE BEHAVIOR

Residents are expected to maintain respect for residents, guests and employees of Skyler Commons as stated in the Lease and in these Rules and Regulations. Bias-related acts which intentionally degrade any category of resident based on sex, race, national origin, sexual orientation, disability, or faith are unacceptable. Disruptive or violent behavior including, without limitation, physical assault, abuse, harassment, threats, excessive noise, public intoxication, and boisterousness are strictly prohibited. Further, any acts which compromise the peace, comfort and safety of other residents is prohibited. Anyone committing these acts will be subject to removal from Skyler Commons.

FIRE SAFETY

All residents must evacuate the building when a fire alarm sounds. Failure to cooperate or to evacuate during a fire alarm; causing of a false alarm; inappropriate behavior which results in the activation of a fire alarm system; tampering with, damaging or removing fire hoses, extinguishers, exit lights, sprinklers, heat/smoke sensors, extinguisher boxes or alarm covers, or any other fire safety apparatus is strictly prohibited and may result in eviction. If you set off the fire alarm in your apartment due to cooking please close bedroom doors, open living room windows, keep main door shut and call the office at 315-565-7555 to state cause of alarm.

FLAMMABLE FURNISHINGS AND DECORATIONS

Furniture, decorations, and other items that increase the flammability of the residents' rooms and apartments may be prohibited at the discretion of Property Management.

GENERAL FIRE INFORMATION

- Covering or removal of Smoke Detectors is strictly prohibited and a violation of the City Fire Code. The first violation will result in a \$200 fine, a second violation will result in eviction. Tampering with any fire safety equipment (i.e. exit signs, safety lights, fire extinguishers, and sprinkler heads) is prohibited.
- No open flames or incendiary devices such as hookahs, pipes, candles, sternos, incense, and kerosene lamps are permitted in any part of Skyler Commons. This includes all propane and charcoal grills. Any grills found will be removed from the property for safety purposes.
- The storage or use of flammable liquids and substances, such as gasoline, kerosene, charcoal lighter fluid, etc. is strictly prohibited. Open-element or liquid-fueled (kerosene, propane, gas) space heaters are prohibited.
- Light bulbs shall not exceed 100 watts. Halogen lamps are prohibited.
- Personal property shall not be kept in hallways/stairwells or placed in any manner where they may create an obstacle to an exit route.
- The use of multiple plugs off a single outlet is prohibited. If additional plugs are required, please use multiple plug fuse strips with surge protectors. Extension cords must be UL approved and should be checked regularly for defects.
- Only artificial trees and garlands may be used in the residents' rooms or apartment.
- Small UL approved outdoor/indoor lights may be used.

SMOKING POLICY

Skyler Commons is classified as a smoke-free living community; **smoking is strictly prohibited inside the buildings**. Smoking is prohibited 20 feet from buildings; smoking is not permitted near entryways. Smoking inside the building will result first in a \$100 fine, second in a \$250 fine, third offense \$300 fine and possible eviction.

ILLEGAL ACTIVITIES

Skyler Commons strictly prohibits the violation of any federal, state or local law. It is understood that all violations of the Rules and Regulations will be reported to the appropriate authorities. The use, possession, or distribution of controlled substances is strictly prohibited on the premises. Violation of this policy will result in possible eviction. The possession or use of firecrackers, explosives, dangerous chemicals, flammable liquids, charcoal lighter fluid, items which constitute a fire hazard, firearms or other weapons, ammunition, knives, chukka sticks and other dangerous objects or chemicals (as defined by law) is prohibited and are not to be stored or used in or around Skyler Commons including the use and storage of helium and propane tanks. Internal combustion engines are prohibited within the buildings. Setting fires is strictly prohibited.

ALCOHOL

The possession and consumption of alcoholic beverages on the Skyler Commons property is governed by the appropriate state and city laws. Kegs are strictly prohibited. Residents are expected to abide by all state laws governing the use of alcohol.

FURNISHINGS

- Each resident's room is equipped with a full-sized bed, dresser, desk, and chair. Windows in each room are equipped with window shades. Residents will be charged the replacement cost for any missing or damaged furniture or shades.
- Waterbeds are prohibited.
- Residents shall make no alterations to the apartment/room or move, remove, disconnect or install any fixtures, furniture, equipment, or appliances situated therein without the written approval of the Property Manager.
- The walls may not be painted or papered.

PROPER USE OF APPLIANCES

Residents are expected to use appliances furnished in their apartment in the appropriate manner. The resident takes full responsibility for the appliances use and functioning during the course of their stay. Misuse, damage, and/or injury incurred by or caused by the resident are the sole responsibility of the resident. The resident will incur appropriate charges for maintenance and upkeep as a result of damage caused by misuse.

HOUSEKEEPING

Residents are expected to maintain a level of cleanliness in their room and apartment compatible with reasonable health and safety standards. Property Management reserves the right to establish those expectations for residents in order to insure reasonable compatibility with roommates, as well as health and safety.

TRASH

Trash should be stored in a proper trash/garbage receptacle in the apartment and taken to dumpsters in the parking lot on a regular basis to avoid smells and spoiled food odors. Common areas will be kept clear of trash and litter. Trash must be deposited in the trash room within an appropriate trash bag. Recycling procedures will be posted; each apartment will be provided a recycling container. Violators are subject to a \$25 fine for improper removal and disposal of trash. A notice will be sent by email informing residents to remove garbage. If the garbage is not removed within 24 hours, the apartment will be fined \$25, and \$25 for every subsequent day the garbage is left.

GUESTS IN RESIDENT APARTMENTS

A guest is a resident who is not on the apartment/room Lease. The resident is the host. The host shall always accompany the guest throughout the building. As the host, you are responsible for a guest and their conduct. Guests are subject to the same rules, regulations and expectations as their host, and the host has responsibility for informing the guest of the rules, regulations and expectations in advance. In addition to any disciplinary action taken against the host, Skyler Commons reserves the right to require the immediate departure of any guest where violations of these Rules and Regulations have occurred. Any damage caused by any guest shall be the responsibility of the resident host. Continued abuse of this policy may result in resident eviction. Tenants should have no more than 6 guests at any particular time.

OVERNIGHT GUESTS

Overnight guests may be housed, provided the guest is housed in an apartment/room. A guest shall not interfere with the rights of the other roommates, will not violate these Rules and Regulations, and will not exhibit disruptive behavior. If the guest exhibits disruptive behavior, they may be barred from Skyler Commons. Continued abuse of this policy may result in resident eviction.

ACCESS

The outside doors to Skyler Commons are to be locked 24 hours a day. Unauthorized entry to or use of these doorways is not permitted. Propping open the exterior doors without proper authorization may result in action that may include the termination of your housing Lease.

LOCKOUTS

If a lock out occurs please call 315-565-7555 to be let in. The first two lockouts per semester are free. Each additional lockout will be \$15 per occurrence.

SOLICITATION

Solicitation and/or canvassing of any kind and sales by residents and others are prohibited within the complex without prior written consent. Solicitation in flyer form must be approved by Property Management before posting.

MOTORIZED VEHICLES AND BICYCLES

Storage of any motorized vehicles (motorcycles, mopeds, etc.) inside buildings is prohibited. Bicycles must be kept in the bicycle storage area or outside, bicycles are not allowed in apartments. Any bicycle found in an apartment will be tagged and removed by Security.

PETS

Pets are not permitted in or about the complex except for animals assisting disabled or handicapped individuals. The only exception is fish in an unheated bowl containing less than 5 gallons of water. If pets are found in the apartment, a written warning will be issued, a \$100 fee will be assessed, if cleaning is deemed necessary appropriate fees will be assessed, and the pet must be removed immediately. If pets are found a second time, a \$250 fee will be assessed; appropriate cleaning charges will be assessed, and possible eviction from Skyler Commons.

PARKING

Parking is provided on a first come, first served basis. Residents must register their vehicle with the property management office and display the appropriate Skyler Commons Permit. Payment is due prior to access being granted.

INTERNET USE POLICY

You may not use the Internet Services in a manner prohibited by any federal, state or local law or regulation. Without limiting the foregoing, you may not use the Services for any abusive purpose or in any way that damages Copper Beech

Common's property or interferes with or disrupts our network or adversely affects the other Skyler Commons subscribers. You may not attempt to circumvent user authentication or security of any host, network, network element or account (commonly referred to as hacking or cracking). This includes, but is not limited to, accessing data not intended for you, logging into a server or account that you are not expressly authorized to access, or probing the security of other networks. You may not attempt to interfere with Services to any user, host or network. You may not use any kind of program/script/command or send messages of any kind designed to interfere with any server or a user's terminal session, by any means, locally or via the internet. You may not use the Services to transmit or facilitate any unsolicited or unauthorized advertising, promotional materials, junk mail, unsolicited bulk e-mails and unsolicited commercial e-mail. You may not use the Services to mail fraudulent offers to sell or buy products, items or services or to advance any type of financial scam such as pyramid schemes, Ponzi schemes and chain letters. Any violation of this policy may result in the immediate suspension or termination of your service. You are solely responsible for all content that is transmitted from or to your account under these Services.

DISCLAIMER

Property Management may terminate any resident's Lease at any time at the discretion of Property Management for reasons of health, safety, security, conduct and/or damages, excessive filth, or for the failure to comply with these Rules and Regulations or the resident's Lease. A decision by Property Management to not enforce any rule or regulation or terminate any resident's occupancy shall not act as a waiver of Property Management's right to enforce such rule and regulation in the future. No resident shall have the right to enforce these Rules and Regulations against another resident. If an opening occurs in an apartment, the remaining residents within that apartment will be expected to accommodate another roommate from the Wait List. Residents are expected to welcome new roommates in a hospitable manner. Residents who have an empty bed in their apartment are expected to maintain the space in such a manner as to allow another resident to move in immediately. Residents may not expand to fill all space in an apartment making it inhospitable to another resident. Property Management reserves the right to inspect rooms, apartments and contents by its authorized personnel at any time for the purpose of administering the provisions of the Lease. Residents should be aware that they are responsible for what occurs in their apartments/rooms whether or not they are present and such knowledge shall be imputed to them. These Rules and Regulations are subject to change by Property Management in its discretion by posting such in the building or by providing resident with written notice.