

I. ALCOHOL POLICY

The following actions and behaviors constitute violations of the Baity Hill Living Standards. Any resident who is involved in a substantiated violation of any of the following policies will be in breach of lease:

- A. Any person under 21 years of age found in possession or displaying containers originally manufactured to contain alcoholic beverages (e.g. empty liquor, beer, or wine containers).
- B. Any person 21 years of age or older in possession of open containers or consuming alcoholic beverages in hallways or common areas outside of the privacy of an apartment or another apartment if invited.
- C. Possession or use of devices and activities used for the rapid consumption of alcohol (e.g., beer bong, beer pong, etc.).
- D. Being found to voluntarily and knowingly violate any provision of the ALCOHOL POLICY OF THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL: <https://unc.policystat.com/policy/6993377/latest/>

II. INDIVIDUAL-BASED STANDARDS

The following actions and behaviors constitute violations of the Baity Hill Living Standards. Any resident who is involved in a substantiated violation of any of the following policies will be in breach of lease:

- A. *ILLEGAL DRUGS & PARAPHERNALIA*
 1. Possession, use, or purchase of an illegal drug.
 2. Possession with intent to transport, manufacture, sell, or deliver an illegal drug.
 3. Use or possession of prescription drugs by an individual other than the patient to whom the drug was prescribed.
 4. Misuse of prescription or non-prescription drugs (drugs taken in a manner inconsistent with their use as identified on the packaging or as directed by a physician).
 5. Possession of drug-related paraphernalia (including but not limited to: rolling papers, scales, grinder, bowls, and bong, etc.).
 6. Being found to voluntarily and knowingly remain in the presence of a violation of II.A.1 – II.A.5.
- B. *CONDUCT AFFECTING PERSONS*
 1. Fighting.
 2. Conduct that unreasonably endangers, inflicts, or attempts to inflict physical injury upon another.
 3. Recording or distributing another person's image or voice, without permission, where that person had a reasonable expectation of privacy.
 4. Failure to act to deter behavior which affects their safety or the safety of others.
 5. Failure to settle disputes and disagreements in a timely and efficient manner.
- C. *ATTEMPT TO COMMIT*
 1. Attempting to commit acts prohibited by the Baity Hill Living Standards, University Policies, and other Local, State, or Federal Laws.
- D. *IDENTIFICATION*
 1. Failure to present valid University or government-issued identification to University staff in a cooperative manner when requested.
 2. Using another person's identity, or furnishing materially false information to any University staff, including manufacturing, use or possession of false identification.
 3. Failure to respond to University staff in a timely, respectful, and appropriate manner, including both verbal and written responses.

E. ILLEGAL ENTRY & TRESPASSING

1. Unauthorized entry into any restricted access areas of Baity Hill. These areas include, but are not limited to, apartments belonging to other residents, staff rooms, mechanical rooms, telecommunication rooms, roofs, closed buildings, housekeeping closets, and storage areas.
2. Propping open exterior doors or stairwell access doors at any time for any length of time.
3. Entry or attempted entry during times when buildings, areas within buildings, or Baity Hill Office are closed.

F. THEFT & POSSESSION OF STOLEN GOODS

1. Stealing property or possession of stolen property belonging to UNC-Chapel Hill, an outside entity, or to another individual.

G. WEAPONS & EXPLOSIVES

1. Possessing or carrying, openly or concealed, any gun, rifle, pistol, or other firearm of any kind, or any dynamite cartridge, bomb, grenade, mine, or powerful explosive.
2. Possessing or carrying any BB gun, stun gun, air rifle, air pistol, bowie knife, dirk, dagger, slingshot, leaded cane, switchblade knife, blackjack, metallic knuckles, razors and razor blades (except for personal shaving), fireworks, or any sharp-pointed or edged instrument (except instructional supplies, unaltered nail files, or knives or tools used solely for preparation of food, instruction, and maintenance) upon any University campus or in any University-owned or operated facility.
3. Possessing or carrying, openly or concealed, any item resembling an actual weapon or prohibited item.
4. For more information, please see UNC-Chapel Hill's Fireworks, Firearms, and Other Weapons policy.

H. FAILURE TO COMPLY

1. Failure to comply with reasonable instructions given by University personnel.
2. Deliberately furnishing false or misleading information to University personnel.

I. GAMBLING

1. Gambling, sponsoring raffles and selling raffle tickets in the residence halls.

J. BUSINESS ENTERPRISES

1. Personal business enterprises conducted in or from UNC-Chapel Hill residential facilities, including Internet-related business operations.

III. COMMUNITY-BASED STANDARDS

The following actions and behaviors constitute violations of the Baity Hill Living Standards. Any resident who is involved in a substantiated violation of any of the following policies will be in breach of lease:

A. QUIET HOURS/NOISE

1. Causing prolonged noise or an ongoing disruption that is disturbing and excessive to the reasonable ear, objectively verified by multiple witnesses, UNC Police, or Carolina Housing Staff.
2. Failure to comply with a reasonable request from UNC Police or Carolina Housing Staff to maintain a lower noise level or limit noisy activities to a specific timeframe.
3. Allowing a noise issue to recur after receiving formal notice to correct it.

B. DAMAGE/VANDALISM

1. Engaging in an act that damages, destroys, or defaces property of the University or another individual.
2. Failure to report damage to the building or any apartment immediately to Housing Support or Carolina Housing Staff.

C. SMOKING & E-CIGARETTES/VAPOR PRODUCTS

1. Smoking inside a building, apartment, or within 100 feet of any University facilities, including the use of electronic cigarettes, also known as vapor products.
2. For more information, please see UNC-Chapel Hill's No Smoking policy at <https://unc.policystat.com/policy/7057452/latest/>

D. VISITATION & GUESTS

3. Failing to escort guests. The resident or occupant must always accompany their guest(s).

4. Failing to receive approval from a roommate to host guest(s). A resident's rights to privacy, sleep, and study take precedence over the rights of a resident to host a guest.
5. Failing to register Overnight Guest(s) staying more than three (3) nights with the Baity Hill Staff.
6. Hosting a registered overnight guest for more than the maximum 30 nights.
7. Hosting a gathering with more than two (2) times the designated occupancy in an apartment.
8. Failing to inform or reasonably intervene to stop a guest from violating Baity Hill Living Standards.

E. PETS

1. Harboring any pet(s) in an apartment or bringing pet(s) inside a building at any time for any length of time. (Residents are permitted to keep fish in their apartment provided the following conditions are met: (a) the fish tank is freshwater, and it does not exceed 12 U.S. gallons; (b) all residents agree to have a fish tank; and (c) all appropriate precautions are taken to ensure that the electrical connection to the fish tank is safe).
2. For information regarding Service Animals or Emotional Support Animals (which are NOT considered pets), please contact the Office of Accessibility Resources and Service at <https://ars.unc.edu/>.

F. RECREATIONAL ACTIVITIES

1. Any activity that includes throwing an object or running inside a building.
2. Riding a bike, skateboarding, floor hockey, rollerblading, and use of all outdoor equipment including but not limited to balls, Frisbees, golf clubs, bats, squirt guns, and lacrosse sticks inside a building.
3. Pranking that causes harm or the potential for harm.

G. MOTORIZED VEHICLES AND BICYCLES

1. Failure to park motorcycles, mopeds and motorbikes in designated parking areas.
2. Operating, charging or storing motorized vehicles (including but not limited to motorcycles, mopeds, motorbikes, self-balancing scooter boards (Hoverboards), two-wheeled scooters, Segways, carts, etc.) inside any building.
3. Failure to store bicycles in the designated rack areas provided or in an apartment.

H. SOLICITATION AND POSTING

1. Canvassing, selling, soliciting, or promoting the sale of goods or services without prior written approval from the Director of Carolina Housing or designee.
2. Posting materials in common areas or hallways without prior written approval from the Director of Carolina Housing or designee.
3. Engaging in conduct prohibited by the University's policy on Facilities Use Standards.

IV. FACILITIES-BASED STANDARDS

The following actions and behaviors constitute violations of the Baity Hill Living Standards. Any resident who is involved in a substantiated violation of any of the following policies will be in breach of lease:

A. FIRE SAFETY

1. Starting a fire, including burning a candle or having any other open flame.
2. Activating a fire alarm without due cause or falsely reporting a fire emergency to University or emergency response officials.
3. Tampering with or covering smoke/heat detectors, fire extinguishers, or sprinkler heads.
4. Destroying, damaging, or misusing emergency or safety equipment.
5. Failure to evacuate the building completely and immediately in the event of an alarm. All residents, occupants and guests must remain outside until instructed by fire department officials or University staff that they may re-enter.
6. Obstructing traffic or blocking balconies, hallways, and stairwells.
7. Splicing into or altering the electrical wiring in a residence hall.
8. Failure to take precautionary steps while cooking, including turning on vents, opening windows, and closely monitoring cooking food.

B. HOUSEKEEPING

1. Failure to maintain the cleanliness of the apartment or common areas.

2. Leaving any personal items or trash in public or shared areas, including but not limited to hallways, entry scutcheons, stairwells, building lobbies, amenity areas or spaces that would block the path of egress in case of an emergency.
 3. Failure to dispose of trash and/or recycling in the appropriate designated containers.
 4. Conduct which contributes to unsanitary conditions in an apartment, building or on the grounds.
- C. **BUILDING STRUCTURES**
1. Tampering with or removing any window screens, latches, stops, or apparatus in either apartments or public areas.
 2. Breaking the plane of a window, breezeway, or balcony by a person or an object. Examples of “breaking the plane” include but are not limited to hanging items from a window or balcony, putting body parts out of a window, or sitting on a windowsill with feet dangling off the ledge.
 3. Throwing, dropping, propelling, pouring or hanging anything from windows, balconies, ledges, rooftops, and landings.
 4. Climbing on or repelling from the exterior of any building.
- D. **PROHIBITED DECORATIONS**
1. Items placed within two feet of a fire protection system component (i.e., manual pull station, smoke detector, bell/horn/strobe, sprinkler, fire extinguisher, exit sign, emergency lighting, and fire exit) or attached to or hung from any windows in the apartment.
 2. Any door decorations and/or wall hangings hung with damaging materials or non-removable hangers and/or covering more than one third of the total wall space.
 3. Decorations posted in an apartment, outside of apartment doors, hallways, common areas, message boards or on the adjoining property that would constitute a violation of other UNC-Chapel Hill’s University policies, including Prohibited Discrimination, Harassment and Related Misconduct.
- E. **PROHIBITED ITEMS**
1. Storing item(s) that may pose a fire hazard in an apartment. Such items include, but are not limited to, live cut trees (e.g., Christmas trees), flammable liquids, lighter fluid, grills or gas tanks.
 2. Failure to comply with the Approved/Not Approved Items policy, as defined by the Carolina Housing website at <https://housing.unc.edu/live/future-residents/your-room/>.
- F. **ROOM/COMMON AREA ALTERATIONS**
1. Using Adhesive tape, staples, adhesive holders, brackets, tacks, or nails on the walls, woodwork, floors, or ceilings.
 2. Removing common area furniture for use in a space other than its original location.
 3. Painting any interior or exterior area of Baity Hill.
 5. Damaging or making any apartment or common area alterations that require repair. (Damages will be billed to the appropriate Resident(s)).
- G. **KEYS & LOCKS**
1. Unauthorized use, possession, or duplication of apartment/room keys and/or Flex Passes.
 2. Unauthorized switching of keys and/or Flex Passes for the purpose of a room change.
 3. Tampering with locks.
 4. Adding locks to doors or other University property or equipment.

ADDENDUM A: Baity Hill Breach of Lease/Living Standards Policy

Alleged violation: The Baity Hill staff will notify Resident(s) of the specific allegation, determine if the allegation is substantiated, and arbitrate a plan for correcting any substantiated lease violation(s).

2nd substantiated violation: Should the resident fail to correct a violation or engage in an additional substantiated lease violation, the Baity Hill staff will send a formal notice to “remedy or quit,” detailing specific remedies for any substantiated violation(s) and stating that any future substantiated breach of lease may result in non-renewal or lease termination.

3rd and final violation: Should the actions as specified by the “remedy or quit” notice fail to be carried out, or a final actionable breach of lease occur, the resident may be sent a notice of non-renewal or lease termination as permissible by law.