

House Rules for the Stishem House (publication date: 6/23/2016)

While you reside here know that you have a responsibility to yourself, your housemates and the property. These rules are part of the student housing agreement. You are responsible for knowing them and honoring them at all times. They have been created for the mutual benefit of all current and future residents. Their intent is to encourage healthy relationships with the land and its residents, and facilitate the long term health of the property.

1. Absolutely no illegal drugs, violence, harassment, and other illegal activities. Conduct that threatens the health and safety of oneself or any other person in or around the Stishem house is prohibited.
2. The use, manufacture, possession, distribution, or dispensing of drugs (including marijuana) is prohibited at the Stishem house. The use and possession of drug paraphernalia is also prohibited.
3. Alcohol and marijuana are not allowed at the house, its outdoor areas, or classroom. Also, intoxicated and disorderly conduct at the property is not acceptable.
4. All buildings are smoke-free environments. Smoking devices, including, but not limited to, electronic cigarettes, pipes, bongs, and hookahs, are not permitted in the buildings. The entire Property and grounds are also smoke-free except for the designated smoking area. Smoking is only allowed in the designated smoking area in the woods. **There is absolutely no smoking elsewhere!** Cigarette butts and the like must be disposed of properly (fully extinguished and cooled, before discarding in the outdoor garbage) and should never be discarded on the ground. Cigarette butts found anywhere (except the outdoor garbage bin) are a serious violation of the house rules.
5. Should damages occur and/or maintenance needs arise, report it in writing immediately to the RA. This could be as small as broken blinds or as big as a water leak. We wish to maintain the property in good working order.
6. A clean home creates a healthy environment. Routine cleaning is the simplest way to detect maintenance needs and is one of the first steps in being eco-friendly in the sense that it keeps things running more efficiently and prolongs the need for replacement. Clean up after yourself and follow the routine cleaning schedule with your housemates. Weekly chores are required. The RA oversees the weekly chore assignments cleaning schedule for up keeping these shared spaces. If an assigned chore isn't completed by 8 pm Sunday night, then a \$25 fine is assessed and you must also complete that chore the following week in addition to your next week's scheduled chore. Multiple infractions will lead to being billed for the additional costs of professional cleaning services and may also lead to eviction if the behavior is not corrected. The chore assignment cleaning schedule is posted in the kitchen.
7. All shared areas, such as the living rooms, bathroom, kitchen and yard are to be kept neat and clean. All residents are expected to assist in the upkeep of the property, both the inside and outside spaces. This includes but is not limited to:
 - *You are responsible for your own dishes (there are no community dishes). Please mark your personal dishes, pots, and pans. Clean up and put away your dishes into your cabinet space after each use, do not leave them out, they will be in the way of other housemates and attract pests.
 - *Eating and drinking within the houses is permitted ONLY in the kitchen and dining room. This keeps the house cleaner and minimizes damages and the attraction of pests. Water is permitted but be careful so that damages do not occur due to negligence.
 - *Floors must be kept clean – rugs vacuumed and floors swept & mopped weekly. Any accidents should be cleaned and treated immediately to avoid staining.
 - *Please put personal belongings into your room each night. They may not be kept in the shared spaces.
 - *No carving inside the houses. The wood shavings embed into carpets, making carpets extremely difficult to clean and can break the vacuum. Only carve in the concrete-floored classroom or outside. If you carve outside or in the classroom, clean up after yourself right away by sweeping/raking up the shavings and putting them into the compost. Any other project that could cause damages/unpleasant odors/significant messes shall be kept outdoors (additional examples of outdoor-only projects include skinning, hide-tanning, and stone-tool manufacture).
 - *Do not leave trash out in the shared spaces or littered outside. All trash and recyclables must be put into their appropriate receptacles. The containers in the shared spaces need to be dumped into the outside bins as soon as they are full. If the outside bins are full, put excess trash or recyclables into garbage bags and put the extra bags next to the outside bins. Make sure the extra bags are taken down to the road along with the bins for the weekly trash/recycling pickup.
 - *Do not wear boots or muddy shoes into the house. Leave them outside or by the doors.
 - *For health and safety reasons, hallways, stairwells, and walkways are to be kept clear of furniture, equipment, trash, and any other personal items or obstacles that might obstruct passage. Games and other recreational activities are prohibited in these areas.
 - *The furniture that has been provided for your use must be left in as good condition as when you arrived, reasonable wear and tear is excluded. You are responsible for any damages or cleaning charges of the furniture. In the event that any of the furniture is not maintained, is damaged or in an unsatisfactory condition, you shall pay the cost to repair, clean or replace, as determined by us. Do not remove the furniture from the house for any purpose without consent.
 - *The cost to repair damages or clean in the shared spaces will be assessed to all residents unless individual responsibility can be established.
8. You may not have any items in the windowsills such as food, liquid, socks, or plants. They can stain and ruin the windowsills.
9. Room cleanliness: Maintain your room in a clean, orderly and sanitary condition at all times. Unclean conditions may create an unhealthy environment for you and/or your housemates. Also, maintenance needs can go unnoticed in an unclean room, causing serious damage for which you are liable.
10. Mold: In order to minimize the potential for any mold growth in the house, you are responsible to do the following:
 - *Keeping the premise clean – especially the kitchen, bathrooms, carpets, and floors.
 - *Immediately throw away moldy food.
 - *Keeping furniture, etc... a few inches from the walls to maintain airflow.
 - *Remove visible moisture from windows, walls, ceilings, floors, and other surfaces as soon as possible. Turn on any exhaust fans in the bath-room and kitchen before you start showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub.
 - *Promptly notify us about heating or plumbing problems you discover and about any signs of water leaks, water infiltration, or mold.
 - *Clean any small areas of mold which you discover on non-porous surfaces (such as tile, vinyl, metal, wood, or plastic).
 - *Do not attempt to clean visible mold on porous surfaces such as sheetrock walls or ceilings. Instead, notify us and we will take appropriate action.
 - *Compliance with these provisions will help prevent mold growth and allow both you and us to respond appropriately. If you fail to comply with these provisions, you can be held responsible for property damage and any health problems that may result.
11. Absolutely no pets are allowed in the house. This is for health reasons as many people have allergies (including present and/or future residents) to animal hair and dander which gets into carpets and air ducts, becoming very difficult to remove (and pets can cause damages for which you are liable). Farm animals are not allowed on the property unless written permission is granted from the owners.
12. Fire hazards: In order to minimize the potential for a catastrophic house fire, you are responsible to adhere to the following:
 - *No open flames indoors or within 50 feet of any building including candles, incense, smudge, bow drills, or any other source of smoke, heat, fire, or sparks of any kind. The fireplaces and woodstove are to be left unused, as they are inoperable due to deteriorated chimneys and have been sealed. Tampering with them could cause a fire, smoke damage, and/or additional water damage at the chimney/roof interface. Do not tamper with the sauna, it is also inoperable and an electrical/fire hazard.

*No cooking outside of the kitchen. No cooking appliances or mini-fridges are allowed outside the kitchen. No space heaters are allowed.

*Keep all furniture, clothing, and other items at least two feet away from wall heaters on all sides. **Heat registers and air return vents must also be kept unobstructed and clean of dust and debris (clogged vents can break the heating system).**

*All extension cords must be UL-approved, 16 gauge, and not exceed a length of six feet with a polarized plug and a single outlet; it may not be placed under floor coverings or furnishings and may not be secured by penetrating the insulation of the cord. Multiple outlets are prohibited; however, one UL-approved 15-amp multiple outlet strip with a circuit breaker may be used in each room. Total electrical usage cannot exceed that which can be provided by one surge protector strip per outlet and cannot overload, short, or create line disturbances.

*Chemicals, explosives, or highly combustible materials that are potentially dangerous or damaging to the buildings or their occupants are prohibited in or within 50 feet of the buildings and may not be stored on the property. These include, but are not limited to firecrackers, gasoline, vehicle batteries, and/or pesticides.

13. No additional locks may be added unless written permission is granted from the owner. No unfastening or removing windows or screens.

14. Absolutely no firearms on the premises without written approval of the owner. All gun safety protocols on use and storage must be upheld.

15. No waterbeds, aquariums, or other unusually heavy objects are permitted as they can damage the property.

16. No bicycles indoors. Bicycles may only be stored in the designated bike rack outside.

17. Outdoor Storage: Keep small outdoor items (such as garden tools) in designated outdoor storage areas only (no personal items are allowed to be stored in the area behind the classroom). No large items (such as appliances and truck caps) or large quantities of belongings (such as stacks of building materials) may be stored on the property unless written permission is obtained from the owner. Any items left outside may be disposed by the RA or owner.

18. Construction: No constructing of additional structures on the property (such as makeshift sheds, additional compost bins, fences, etc...) unless written permission is obtained from the owner. There are underground electric, gas and septic lines as well as building codes and neighborhood rules that need to be considered.

19. Unauthorized possession, use or misuse, removal, defacing, tampering, damage or destruction of any house property (including furniture) or the property of others is prohibited.

20. Septic safe supplies: A septic is a living ecosystem that when kept healthy, many micro-organisms are at work breaking down our wastes. To help them out, please use biodegradable products, do not flush feminine products, do not use excessive amounts of water, etc...

21. Freezing: We do experience frosty mornings, freezing temperatures and occasional snows. Residents are responsible for maintaining a clear path on the decks and steps. Drip the faucets to protect pipes during freezing weather.

22. Before you depart for a trip: turn off lights, burners, & appliances; close windows; put garbage & recycling outside; put food away; clean up; & put away personal items.

23. Always be respectful, kind and considerate with other residents and people visiting the property. Treat others as you wish to be treated. Remember, requests for quiet or cleaning (for example) are not personal attacks but simply requests.

24. Conflict resolution: If a challenge arises with another tenant, please be proactive in resolving the issue. Do your best to come from a place of peace, empathy and compassion. Try to understand the perspective of others. Approach the other party and strive to come up with a consensus resolution.

25. Noise: There is a diversity of residents who live here. We all have different sleeping, eating, and being habits. To be respectful of all, honor a 10pm to 7am quiet time in the buildings as well as the entire property. This means minimizing the banging and clanging of elaborate feast preparations in the kitchen, lowering music and speaking volume, etc. At all times noise volumes shall be kept at levels which cannot be heard outside the buildings to disturb the peace, comfort and enjoyment of others on site or the neighbors.

26. Guests: Visitors are welcome to stay no longer than two weeks (accumulative) during the course of the lease. You are responsible for the conduct of your guests, including making sure they understand and observe all policies and rules. You are responsible for any disturbance or damages caused by them. Overnight guests must sleep in your room; they may not sleep in shared areas.

27. Vehicles: Residents may have one vehicle each. So that space is available for all who need it and for security purposes: use the designated "Resident" parking area, do not use the "Student and Guest" parking area, and do not store inoperable vehicles here, (vehicles must be kept in good running order and inoperable vehicles must be fixed or towed within two weeks or they are subject to being towed at your expense). On-site vehicle maintenance, repair, and car washing is not allowed to prevent the infiltration of toxic chemicals.

28. The RA, property manager and/or owner reserve the right to inspect rooms. They will happen at least quarterly. A normal inspection/showing is defined as entry into a room in order to ascertain the health and safety conditions in the room, to check the physical condition of the room, to show the room to a prospective resident/buyer, and to make repairs. We will strive to give at least 24-hour notice for normal room inspections/showings. During the inspection there will be no search of drawers or personal belongings. An emergency inspection is when a condition exists that the normal delay would constitute a danger to persons, property, or the building; or a violation of house rules is suspected. In such cases, the room may be entered immediately.

29. Repercussions: The RA, property manager, and owner have ticket writing abilities. If a house rule is broken consequences may include a warning, a \$25 ticket, billing for damages or cleaning, a legal notice, and up to eviction; depending on the severity of the infraction and at the discretion of the RA, property manager, and owner. Chronic Misbehavior: if a resident establishes an unacceptable pattern of misconduct or is frequently found to be in non-compliance with house rules, (though individual offenses may be minor), this pattern of non-compliance, irresponsible conduct or manifest immaturity may be interpreted as a significant disciplinary problem warranting eviction.

30. House Meetings: The RA facilitates monthly house meetings for important discussions and communication. Attendance is required.

31. Thermostats: The RA will manage the programming of the thermostats to maintain a comfortable home in balance with energy conservation, typically with temperatures set to 68 degrees during the day and 65 degrees at night and when residents are away at class. Do not tamper with the thermostats. Any requests for adjustment of the thermostat programming should be directed to the RA.

32. Intercom: The built-in intercom/stereo at the Stishem house is a historical artifact for ornamental purposes only. It will not be repaired.