

## Addendum 2

### GUIDE TO OUTSIDE ITEMS

### & APARTMENT LIVING IN CAMPUS HOUSING



We are glad that you have chosen campus housing while you are studying here at Southeastern. We want you to enjoy your home and benefit from the many lifelong friendships you will develop with your neighbors here. We want our Seminary housing communities to be well-kept and inviting for all of our families, their guests and the many campus visitors we have throughout the year. The following guidelines are designed to help you plan regarding outside items as you make your apartment home.

#### **Enforcement of Policy**

Most students respect our guidelines and work hard to keep their community well-kept and inviting. Unfortunately, a few students fail to take seriously our guidelines and, as a result, cause their community not to be well-kept and inviting. The following fine structure will apply for violations:

- 1<sup>st</sup> notice of violation on an item – No Charge
- 2<sup>nd</sup> notice of violation of the same type item - \$ 20.00
- 3<sup>rd</sup> notice of violation of the same type item - \$ 30.00
- 4<sup>th</sup> notice of violation of the same type item - \$ 40.00

#### **Items On Your Porch**

Most of our apartments have porches. Some are quite small, but others are spacious. There are a number of ways you can personalize your space. However, to avoid clutter and maintain an inviting environment, there are limits to the types and numbers of items permitted on porches. Note: Students who live in second floor apartments at Flaherty Farms do not have porches and are not permitted to have items on the walkways in front of their apartments.

- You are welcome to have porch-type furniture provided it is kept under the covered area of your porch.
  - Permitted porch-type furniture for a household includes up to, but not more than, one of the following combinations: 2 chairs and a small table; 3 chairs; or a bench (glider) and a small table or chair.
  - No items are permitted on walkways.
  - Fire regulations require a minimum of 3 foot clearance on all exits/walkways. Nothing is permitted on the stairways leading to any apartment.
- You are welcome to have up to 3 flower pots on your porch.
  - Flower pots should be no more than 15” in diameter.
  - Plants are not permitted to be attached to or placed on the buildings, railings, or privacy walls.
- You are welcome to have a small stickup yard-flag in one of your flower pots on your porch.
  - Flag should be no larger than 24 inch x 24 inch
  - Permitted flags include American, national and Christian flags. Flags also can depict sports team symbols, patriotic themes, seasons of the year (fall, winter, spring, and summer, but not holidays in these seasons), biblical holiday themes, and Thanksgiving.
  - Only one flag per apartment should be displayed at any one time.
  - Flags should not be placed in the ground.
- You are welcome to have decorations on your porch.
  - Decorations should be limited to patriotic themes, seasons of the year (fall, winter, spring, and summer, but not holidays in these seasons), biblical holiday themes, and Thanksgiving. These limitations are rooted in the spirit of Romans 14.
    - Decorations should be removed immediately following the occasion.
    - Please do not display any decorations that would dishonor our Lord Jesus Christ.

- String lights are permitted only at Christmas if they can be clipped to the building. No nails, screws, tapes, glues, etc. are permitted.
  - Occupants of Goldston Hall, Bostwick Hall and Lolley Dorm are not permitted to put up decorations outside of apartments or in windows.
- A decorative wreath may be placed, using an over the door hanger, on the front door of the Occupant's apartment provided it does not cover the apartment number (fire regulations prohibit covering the apartment number).
- You should not drive nails, drill holes or otherwise attach anything to the buildings.
  - String lights at Christmas that can be clipped as described above are the only exception to this policy.
  - Nothing should be hung from already existing nails, screws, etc. since students see these items and assume its o.k. for them to make their own holes in the buildings.
- You should not keep toys, bikes, strollers, shoes, bags of trash, boxes, and like items on your porch. Store these things inside your apartment or on your back patio when not in use. The only exception is that toys and bikes may be kept on your porch for brief periods of time such as while children are napping.

### **Outside Items/Storage of Items**

We want you to make use of the grounds in campus housing. We want you to play, have guests over and enjoy your yard. We also need your help in the stewardship of our grounds. Because so many students live in such close proximity, guidelines are necessary to keep the grounds looking their best.

- Students who have patios or decks on the ground level should always keep their outside items on them when not in use.
- Students at the Duplexes and 2<sup>nd</sup> floor apartments at West Oak and Flaherty Farms do not have patios on the ground level. Students at the Duplexes may neatly store personal items within 6 feet of the back of the building. Students in 2<sup>nd</sup> floor apartments at Flaherty Farms and West Oak may neatly store grills and bicycles within 6 feet of the back of the building – items should be clearly labeled with the last name and apartment # of the owner. Any unlabeled items are subject to removal without notice.
- No items are permitted to be stored under the stairways at Flaherty Farms and West Oak.
- Nothing should be stored on the side of any apartment building.
- Outside items such as bicycles, toys, lounge furniture, etc., should not be left unattended in the yards. The only exception is that a grill may be left in the back yard a minimum of 10 feet from the building to cool for no more than 12 hours. No grills are permitted to be left in the front of the buildings at any time.
- Fire pits, fences, outside storage structures, recreational equipment, etc. are not permitted in Seminary housing.
- Outside clotheslines are not permitted in campus housing. Exceptions include a few apartments in the Duplexes and McDowell where Seminary provided clothes lines still exist.
- Some apartments have crawl spaces or accesses to attic spaces. These areas are not permitted to be used for personal storage.
- Fire regulations:
  - Prohibit the storage of propane gas tanks, containers of gasoline and kerosene, or other combustibles in any campus housing building.
  - Prohibit gas grills on the 2<sup>nd</sup> floor decks at West Oak or Flaherty Farms.
  - Require all cooking grills be used at a minimum of 10 feet from the building.
  - Require propane tank hoses be disconnected from propane tanks when not in use.
  - Prohibit storing items within 2 feet of outside cooling equipment.
  - Prohibit mopeds, scooters, and motorcycles from being parked on patios or sidewalks near the building. Such vehicles must be parked in parking spaces.

### **Campus Housing Grounds**

The grounds are maintained by your fellow seminary students. They do their best to provide the best looking and well-maintained grounds possible. Improvements are made where possible and are contingent upon stewardship of what is already provided.

- A general mowing schedule is provided to occupants in campus housing.
  - Parents should bring their children of all ages indoors while mowing is occurring for their safety. Lawn mowers and weed eaters are dangerous equipment and can fling debris that could injure children.
  - The Seminary is not responsible for the loss of or damage done to toys or other items left in the yard areas of the apartments.
- Parents should supervise their children to be sure they do not:
  - climb trees, dig in the grounds, move erosion preventing rocks or play in the mulched plant areas.
  - gather trash, limbs, rocks and other debris and leave them on the grounds.
  - go into the woods surrounding the housing areas.
- Garden hoses should not be left laying on the ground when not in use. They should be stored on patios if provided or behind the building in the Duplexes. Hose racks that attach to the building are not permitted in campus housing.

### **Gardening**

Gardening opportunities are necessarily limited in campus housing. However, there are some small ways you can use your “green thumb.”

- Students are not permitted to plant flowers or do other gardening in the grounds of the Seminary.
- Garden plants are permitted in boxes or pots on your patio. Patios that face the street at Flaherty Farms are not permitted to have garden plants grow higher than 1 foot above the patio wall.
- Students in the Duplexes may plant flowers in flower beds provided in the front of their apartment. Flowers that grow higher than the bottom of the windows should be trimmed.

### **Aerials, Antennas, Satellite Dishes Or Other Electrical Connections**

Students interested in having a satellite dish or other aerial should carefully review our guidelines below which are based on the Federal Communications Commission guidelines.

In compliance with FCC regulations, Southeastern Seminary does allow satellite dishes or aerials when installed in specific compliance with these FCC guidelines. **The FCC notes that some apartments are not positioned to receive a signal, and in those situations where the FCC guidelines for installation locations cannot be followed access to service is not guaranteed from a consumer rights perspective. Southeastern Seminary does not allow satellite dishes or other aerials when their installation would fall outside the specific FCC guidelines.**

You are encouraged you to check with the Director of Housing before purchasing a satellite dish, having the dish installed and entering into a programming commitment. He can assist you in ways to determine whether your apartment can receive satellite signal in compliance with FCC guidelines. Please note that if your installation falls outside of the FCC guidelines, you will be required to bring your installation in compliance or remove your dish.

Our guidelines:

- **No in-ground installations – no exceptions.**
- The dish is no more than a meter in diameter.
- The dish is kept entirely within the perimeter of the occupant's exclusive space (that means either inside the apartment or on the occupant's porch, patio, or deck) **(no sidewalks, walkways or in ground installations and no overhangs of any type allowed).**
- All installations should be in a place and in such a way that there will not be a danger to any occupant.
- Seminary regulations stipulate that nothing **(including cables)** is to be attached to the outside of buildings including porches, patios, and decks. (A non-penetrating mount may be allowed on your porch, patio or deck.)
- **No drilling through an exterior wall door or window is permitted. A “flat” coaxial cable under a door jam or window sill in a manner that does not physically alter your apartment and does not interfere with the proper operation of the door or window is permitted.**

### **Vehicles/Parking**

Parking is often a challenge in campus housing. Therefore, mutual respect and careful adherence to policies is required.

- Vehicles are not to be driven or parked on sidewalks or grass, even temporarily. Violations are subject to \$50.00 fines by Campus Security.
- Unauthorized vehicles parked in reserved parking spaces in the housing areas are subject to \$20.00 fines by Campus Security.
- All vehicles parked in the housing areas are required to have a current state license plate, have all tires inflated, and be in running condition. Vehicles in violation are subject to towing.
- Due to limited parking, boats, trailers, or other recreational vehicles are not permitted to be parked in campus housing parking areas. (Contact Campus Security for information on where these items can be parked.)
- Moving pods, tractor trailers, and other trailers are not permitted to be dropped in campus housing without written permission of the Director of Housing.

IN WITNESS WHEREOF, the Seminary and the Occupant have executed this Agreement (with applicable Addendums included hereto and made a part hereof by reference) and each party acknowledges receiving a copy of the same on the day and year written below. Moreover, **in signing below the Occupant acknowledges that he or she has read the above Agreement and Addendums and will abide by the terms and conditions therein.**

\_\_\_\_\_ Date

SEMINARY

\_\_\_\_\_ Date

OCCUPANT

If Occupant is under the age of eighteen, a parent or guardian must also sign:

I, parent or guardian of the Occupant, affirm that I have read and understand the above Agreement and agree, on behalf of the minor Occupant and myself, to abide by the terms and conditions therein.

\_\_\_\_\_ Date

Parent / Guardian