

Rules and Regulations:

Students and visitors to Yokayo Ranch Housing are expected to obey all California State and Federal Laws which pertain to behavior on a College campus. The following regulations represent reasonable standards of conduct for students and visitors, and shall be followed at all times.

Any student found to have committed the following violations is subject to immediate dismissal and termination of your contract with Yokayo Ranch.

- 1.) Acts of dishonesty:
 - a. Cheating, Plagiarism or other forms of academic dishonesty
 - b. Furnishing false information to your Resident Advisor or on your application
- 2.) Disruption or obstruction of your fellow residents or the Yokayo Ranch premises
- 3.) Attempted or actual theft and or damage to property of a member of Yokayo Ranch
- 4.) Physical or verbal abuse, threats, intimidation, harassment and conduct which endangers the health and safety of any person
- 5.) Hazing, defined as an act that endangers the mental or physical health or safety of a student
- 6.) Failure to comply with your Resident Advisor
- 7.) Unauthorized possession, duplication or use of keys to any person.
- 8.) Use, possession or distribution of narcotic or other controlled substances except as expressly permitted by law
- 9.) Public intoxication or use, possession or distribution of alcoholic beverages except as expressly permitted by law

10.) Illegal or unauthorized possession of firearms, explosives, other weapons or dangerous chemicals on Yokayo Ranch premises

11.) Conduct that is disorderly, lewd or indecent; breach of peace; or aiding and procuring another person to breach the peace on Yokayo Ranch or at functions sponsored by Yokayo Ranch

12.) Theft or other abuse of utility/ network usages (internet, electricity, gas, cable, pool)

13.) Littering (of any kind) any where on the property

14.) Room Checks:

There will be periodic inspections of your rooms by the landlord or resident advisor.

Students who fail to pass room cleanliness and safety concerns will receive only one warning before their contract is terminated

Once a week random rooms will be inspected by Century 21, the Resident Advisor or the Athletic directors and their assistants this will take place whether you are present or not, all inspectors have keys to the units and will abide by inspection guidelines

15.) You are encouraged to obtain renters insurance, Yokayo Ranch is not responsible for lost or stolen items or damage to items for any reason

16.) Students shall respect quiet hours ranging from 10pm- 7am on Monday thru Friday and 12pm – 9am on Saturday and Sunday.

17.) Students who have vehicles must have current registration and insurance and must park their vehicles in the designated area.

There are no parking signs posted and any vehicle found in the no park zone (lawn area, in front of units and behind pool) will be cited and subject to tow fees at owners expense! Be advised that multiple citations will result in dismissal.

18.) Students agree to be fully responsible and liable for any damages that may occur in and around their designated area and to the common areas of the Yokayo Ranch property.

19.) Students are strongly encouraged to not bring any items of value, you are responsible for your own belongings.

- 20.) Yokayo Ranch prides itself on being clean and in order for it to stay that way we ask all students and their visitors (which they are held responsible for) to take a personal pride in keeping our ranch clean and safe
- 21.) All students are responsible for their individual guests and will be held accountable for their guests actions while on Yokayo ranch
- 22.) Guest are permitted one night stay at Yokayo Ranch, if resident obtains approval from Century 21 or Resident Advisor for 1+ over night stay will be permitted. Guests found to be overstaying there approved visit will be charged a fee as will the resident they are accompanying
- 23.) Since utilities are included in the Yokayo Ranch agreement we ask all residents and their guests to be considerate of turning lights, heaters, etc. off when they leave their rooms and especially upon leaving the building! If a student is found to be violating this rule they will be subject to immediate termination. Having paid utilities is a privilege NOT A RIGHT, so please have the consideration and respect.
- 24.) Garbage is to be disposed of in the dumpster immediately upon being filled. There is to be NO garbage bagged in any area of the units. If overflow is found in the rooms or common areas inspections will not be passed and students may be subject to termination!

*Please be advised that state and federal laws precede

I have read the above rules and regulations and agree to abide by them at all times while residing on the Yokayo Ranch. I also agree to be held responsible for my visitors.

Students Name (Please Print)

Students Signature

Date

Cosigner Signature

Date

Landlords Signature

Date