



DIXIE SOUTH

638 So.800 E.
St. George, Utah

Student Housing

Dixie South Rules

All tenants of Dixie South Apartments will comply with the following rules and any additional rules which are deemed reasonable and necessary and which are posted and/or distributed by Dixie South Apartments:

1. Tenants will not use or allow usage, storage or consumption of alcohol, drugs, or tobacco products on or about the complex. Tenants are responsible for reporting violations of this rule, including violations by roommates. All tenants in violation of this rule, as well as those who fail to report observed violations by others, will be subject to eviction and forfeiture of their security deposit, together with any prepaid rents. We reserve the right to a no-tolerance policy for drugs. Alcohol and tobacco products are subject to a \$100 fine and/or eviction.
2. Members of the opposite sex are not allowed in the bedrooms, bathrooms, or hallway area of an apartment, nor allowed to spend the night. All guests must be out of the apartment by 1:00 a. m.. Violation subject to a \$100 fine and /or eviction.
3. Weapons of any kind are not permitted and will be turned over to campus security. Fireworks, gasoline, hazardous materials, or any explosive substance may not be on property. Violators are subject to a \$100 fine and/or eviction.
4. Pornographic material is not allowed on or about the complex. Any pornographic or sexually-suggestive material will be turned over to campus security. Any pictures, posters or household items on display may not be sexually suggestive. Violation subject to a \$50 fine.
5. Disorderly conduct, including sexual harassment, use of foul, offensive, vulgar and/or abusive language (including signs, symbols, etc.) will not be tolerated and violates the terms of the lease. Violation subject to a \$50 fine.
6. Overnight guests are not allowed without prior approval from the complex manager, this includes during Spring Break. Guests are subject to all apartment rules as if they were tenants. Parties or large gatherings require prior approval from the complex manager. Guests shall only park on the public street, there is no guest parking on DSSH property.
7. No animals or pets of any kind shall be kept or harbored in or about the complex.
8. Quiet hours are from 10:00 p. m. to 10:00 a. m. Excessive noise from radios, stereos, TV's will not be allowed at any time. After three warnings, you are required to remove the item. If you can hear it outside of your room, it is too loud. Violation is subject to \$25 fine.
9. Tenants will provide immediate written notice of defects, needed repairs, or maintenance to complex managers. Tenants are responsible for paying for clogged drains and/or jammed disposals, or any damage or repair resulting from inappropriate use or negligence.
10. Each tenant is responsible for keeping his/her apartment clean. Apartments will be inspected at least monthly and may be inspected without notice. Tenants are responsible for protecting mattresses from damage and must pay for soiled or damaged mattresses.

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Dixie South Rules (Continued)

11. All garbage must be put into appropriate dumpsters. Food and/or water fights are not permitted on or about the complex. Littering is prohibited and offenders are subject to a \$25 fine.
12. Storage of bicycles and other personal belongings will be limited to designated outdoor storage areas.
13. Personal locks and dead bolts are not allowed without prior authorization. Duplicate keys must be given to the complex manager.
14. Pictures, posters and other wall hangings must be attached without damaging walls. Tenants will pay for any and all damages and/or repairs to walls.
15. Vehicle maintenance, including oil changes, may not be performed on property. Inoperable or abandoned vehicles will be towed at owner's expense after 24 hours. Vehicles may not be washed or cleaned on property. Subject to a \$50 fine.
16. Parking areas are designated for the exclusive use of Dixie South tenants with valid parking stickers. Dixie South does not guarantee availability of parking. Automobiles using parking facilities without a valid parking sticker will be towed and/or impounded at the vehicle owner's expense. Illegal parking,, i.e.: parking in the red zone or double parking, is subject to a parking ticket of \$20 and being towed at owner's expense.
17. Candles, incense and any type of open flame is prohibited from the complex. This includes BBQ's, hibachi's, and grills. Violators subject to a \$100 fine and/or eviction.
18. Tenants are not permitted access to roof areas. Violators are subject to a \$100 fine and/or eviction.
19. Tenants will not change apartments or bedrooms, or allow other tenants to move into their apartment without prior written approval from complex manager. Failure to receive approval will result in loss of security deposit.
20. All window screens will be in place and in good condition at all times. Violators are subject to a \$50.00 per screen fine.

We give priority housing to students who commit to staying for the entire year. If your application is accepted and you have committed on your application to stay with us all year long, you are considered under contract. If you have reason to leave Dixie South after rents have been paid and the school year has started, you are obligated to sell your contract.

Dixie South Apartments reserves the right to evict tenants for the violation of any Apartment Rule, including those listed and referred to herein, together with such other rules as may be deemed necessary and published or posted hereafter. Tenants will be issued a 3-day eviction notice for rule violations. If a tenant is evicted for the violation of an Apartment Rule, the tenant will forfeit the security deposit and any prepaid rents. The name of any evicted tenant will be reported to Dixie State College.

*We reserve the right to enforce the rules by any of the following:
Written warnings, fines up to \$100, or eviction for the violation of any of the Dixie South Apartments Rules.*

I agree to the above rules and restrictions and understand that I _____ will be subject to written warnings, fines (not to exceed \$100 per offense) and if necessary eviction for any violation of the above said rules.

Tenant _____ Date _____

(Signature)

