

Camden Miramar Community Policies

1. **RENT:** Rent not paid on or before the first of the month is considered delinquent. Rent is payable by Personal check, Cashiers Check, Money Order, Automated Clearing House on-line bank draft (set-up at www.Candenliving.com) or SandDollar card After the third of the month there will be a late charge of **\$25.00** plus **\$5.00** per day thereafter until paid in full. Owner reserves the right to require that any delinquent rent be payable by Cashier's Check, Money Order or SandDollar only. Returned checks by your bank are to be redeemed by Cashier's Check or Money Order and there will be a **\$25.00 fee plus applicable late fees.** We do not re-deposit checks. Owner reserves the right to accept partial rent payments; however, such acceptance shall not cure Resident's default of the Lease or waive Owner's right to pursue any remedies as a result of such default including Owner's right to terminate Resident's right to possession of the Apartment. Cash and partial rent payments will not be accepted. Failure to pay rent when due may result in a hold being placed on all academic records, including transcripts and grades, and a hold being placed on your ability to register for future classes at Texas A&M University-Corpus Christi.
2. **SERVICE REQUEST:** Routine maintenance requests should be submitted during regular office hours to the office in person or at ext 5000 or by making use of our on-line service request system. If you have a maintenance emergency after regular office hours please contact UPD at ext 4444 to have on-call maintenance personnel contacted.
3. **EXTERMINATION:** A professional service is provided at regular intervals. Please report any pest control problems to the office.
4. **PARKING:** Please observe all red curb areas. Wrecked cars, cars without unexpired license plates or inspections, cars with flat tires or unused vehicles are not permitted to be parked in the apartment community. Additionally, no boats, trailers, recreational vehicles, or commercial vehicles are permitted to be parked in the apartment community. No car washing or car repairs of any sort are allowed on the property at any time. Vehicles must have a TAMU-CC/Camden Miramar parking permit. Management reserves the right to tow, at vehicle owner's expense, in accordance with state statute, any vehicle improperly parked or in violation of the above rules, after the owner or operator of the vehicle is given at least 10 days written notice that the vehicle will be towed from the facility at the vehicle owner's or operator's expense if it is not removed from the parking facility. Any vehicle that has an anti-theft alarm or horn that goes off and disturbs other residents will be considered a violation of the Lease and may be towed at the owner's expense in accordance with state statute.
5. **MOTORCYCLES:** It is not permissible for motorcycles or any other vehicles to be parked in the courtyards, under stairways, in fenced areas, in front of an Apartment or to be stored in an Apartment. Motorcycles should be parked in designated motorcycle parking only.
6. **TRASH:** For sanitary purposes, trash should not be stored inside or outside your Apartment. Several trash dumpsters in the parking lots are provided for your convenience. Please dispose all trash into these designated containers in a timely manner. Trash cans that are distributed throughout the walkways and in the residence hall kitchens should not be used for household trash. Violations will be charged a \$25 per occurrence.
7. **DOOR LOCKS:** Residents may not change locks on any entry door without permission by the Manager. If permission is given, a key must be provided to the office. There will be a **\$20.00** lockout fee any time Owner or Owner's representative is asked to let Resident into the Resident's unit after regular office hours.
8. **DELIVERIES:** If you have deliveries to your Apartment, you are required to make your own arrangements with the delivery service. We do accept certain perishable items (i.e. flowers, gift baskets and the like) in the management office; however, all packages are only held for a maximum of 3 days and we do not take any responsibility for loss or damage to any packages delivered. If you are uncomfortable with these conditions or if you have packages containing valuable contents, we would suggest that you make you own arrangements with any postal carrier or delivery service. Please remember that you will assume all risks of loss or damage and that appropriate levels of insurance should be maintained on contents of any value.
9. **PETS:** Pets are not allowed (even temporarily). However, a fish tank, up to 15 gallons **per apartment**, will be allowed. Only fish are permitted. If you violate the pet restrictions, you'll pay an initial charge of **\$50.00** per pet and a daily charge of **\$5.00** per pet (total charges not to exceed \$100.00 per/pet) from the date the pet was brought into your Apartment until it is finally removed. Management reserves the right to remove pets. Please refer to NO PETS section of the Lease for more detailed explanation.
10. **BICYCLES:** Bicycles may be ridden on paved areas only, not in the grass or sidewalks, in breezeways, etc. Bicycles may not be secured to stair rails, hand rails, light posts, sign posts, etc. Improperly secured bicycles shall be subject to removal at the bicycle owner's expense. Owner shall not be liable for resultant damage(s) to locks and/or bicycle(s) as a result of removal.

11. **PATIOS, BALCONIES, AND GROUNDS:** The sidewalks, steps, and stairways shall not be obstructed or used for any purpose other than those of ingress or egress. Residents are not to hang, display, or expose to public view, any clothing, laundry, mops, brooms, hammocks or other items inconsistent with the decor and atmosphere of the apartment community. Furniture, provided with the Apartment, is to remain indoors at all times. Patios and balconies must be kept clean and free of debris at all times. Should management deem it necessary to remove items from these areas, residents will be assessed a clean-up fee of no less than \$50.00 per incident, for such action. Such action will be considered a violation of the Lease and Owner shall be entitled to pursue all rights and remedies. Residents will additionally, be subject to disciplinary action. We do not permit antennas or satellite dishes of any type to be installed on the exterior of the building outside the boundaries of an Apartment.
12. **RESIDENT AND GUEST CONDUCT:** Residents and their guests shall maintain order in the buildings and grounds. Musical equipment or devices are not to be played in such a manner as to disturb other residents. Residents are responsible for actions of their guests, and other persons related to or affiliated with the resident. Owner has the right to determine what constitutes disorder, or interference with the rights and comforts of other residents, including roommates. Owner will have the right to relocate any resident within the apartment community who Owner determines has not maintained order or has interfered with the rights and comforts of other residents, including roommates.
13. **WINDOWS:** To keep the overall appearance of the property attractive, foil, solar screen, masking tape, or any other foreign objects cannot be used on the windows. In addition, colored blinds are not allowed nor colored drapes on the outside of the apartment window coverings that are provided. No materials or items may be affixed to or displayed in windows or glass doors, unless approved in writing by management. No furniture, equipment or other similar items may be placed in front of windows that would obstruct the path to the window from the interior or prevent the windows from functioning as a secondary point of egress from the apartment. Windows or doors may not be left open when air conditioning or heating functions are in operation. **If residents wish to open windows or doors for the circulation of air, they are instructed to turn the AC unit "off" to avoid damage to the unit. In the event a resident violates this provision, the resident will be considered to be wasting utilities; in which case, the Resident shall be subject to a fee.**
14. **LOUD NOISE:** Stereos or television sets should not be able to be heard outside of the apartment at any time. Quiet hours of 11:00 pm - 9:00 am for weekdays (Sunday through Thursday evenings) and 1:00 am - 9:00 am for weekends (Friday and Saturday evenings) are imposed and monitored in order to ensure the community's ability to sleep and study.
15. **PROPER USE OF FACILITIES AND EQUIPMENT:** Residents must not alter apartments nor change any partitions, doors or windows, nor add locks, paint, wallpaper or contact paper or put screws or hooks into the walls or ceilings or mirrored tiles. Indoor clay pots must have plastic bowls or saucers. Pictures are to be hung with small picture hooks. Do not use commodes, drains, or other plumbing fixtures for any purpose other than those for which they are intended. Foreign objects, materials or substances are not to be disposed of in commodes. Do not empty ashtrays, grease, string, metal objects or any non-food items into garbage disposals. Residents are held responsible for damages done to common area appliances, property, facilities and/or furnishings. This also applies to damages perpetuated by residents' guests.
16. **SWIMMING POOL:** The conduct of persons in the use of the pool shall be such that it will not endanger the safety of others. Posted pool rules are to be followed. NO glass containers or pets are allowed in the pool areas. No residents of the premises shall have more than two (2) guests at the pool at one time unless permission is secured from the Owner. Residents must accompany guests to the pools. Only proper swimwear is permitted in the pools, no cut-offs. Radios are to be played where volume does not interfere with office operations or bother other residents.
17. **RECREATION CENTER:** Resident understands and agrees to use the facilities at resident's own risk and neither Owner nor Owner's representative is liable to any resident, guest or occupant for personal injury, damage or loss. Resident is liable to the Owner for any and all damages caused by Resident or Resident's guests or occupants. Any misuse of the facilities is to be reported to the Owner.
18. **BARBECUE GRILLS:** No personal barbecue grills are allowed. Only grills provide by owner may be utilized.
19. **WEAPONS:** Under **NO** circumstances are weapons, ammunition or explosives permitted in the apartments or on the property. This ban includes both defensive and offensive weapons, any devices which discharge or fire a projectile of any type, as well as those used in the martial arts or archery. Storage facilities must be found elsewhere.
20. **VISITATION/GUESTS:** Residents may have a maximum of two overnight guests for a maximum two consecutive nights, not to exceed two separate occasions per month. Any roommate can override this policy if they object to any guest, at any time, for any reason. Furthermore, guests MUST be accompanied by their host(s) at all times while visiting.
21. **HURRICANE PREPAREDNESS:** In accordance with the Texas A&M University - Corpus Christi Hurricane Defense Plan, all students may be required to leave the island upon notification by university authorities. In the event of an elected or forced evacuation, the Resident shall not be entitled to any rent depreciation, suspension or reduction. Reoccupation of the facilities following such an evacuation shall be permitted only upon the authorization of university authorities.

22. **ALCOHOL:** Use of alcohol, whether possession or consumption, is restricted to those individuals of legal drinking age in the state of Texas and may be consumed only in the privacy of one's apartment. In accordance with university policy, the consumption of alcoholic beverages or the possession of alcoholic beverages in public areas of the campus (including the Camden Miramar community) is prohibited. In addition, the possession or consumption of alcoholic beverages is prohibited on the patios or balconies of the Camden Miramar apartments and interior public areas of the Camden Miramar residence halls. Furthermore, kegs or other equivalent large quantities of alcohol are not permitted. **Alcohol shall not be permitted within an apartment where one or more of the residents is not of legal age to possess alcohol except in the confined bedroom area of resident who is of legal age. Irresponsible drinking or behavior will constitute a violation of the Lease and Owner shall be entitled to pursue all rights and remedies.**
23. **DRUGS:** **The discovery of involvement in or unreported knowledge of the possession, use, sale or distribution of such substances or paraphernalia, to or by a resident, may subject the individuals involved to immediate termination of their Lease and eviction, as well as referral to TAMU-CC police authorities and TAMU-CC Student Affairs' Judicial Affairs.**
24. **DECORATIONS:** Due to fire safety considerations, real trees are not permitted for holiday decorating. All electrical decorating materials must be Underwriters Laboratories (UL) approved. All paper, cloth plastic materials must be fire retardant. All items must be labeled accordingly. Lights, cords, etc. may not be run under rugs, touch draperies or other potentially flammable materials. Electrical cords are not to be attached to any surface via nails, tacks, staples or any other means that might damage or fray the cord.
25. **HALOGEN LAMPS:** Due to fire safety considerations, torchere and/or halogen lamps are prohibited. *(violations will result in a minimum fine of \$50 per occurrence)*
26. **FIRE HAZARDS:** **Smoking will not be permitted inside any Camden Miramar building. No open flames of any type are permitted for any reason. Additionally, no items intended for such purpose are permitted on the premises. This includes candles (with or without a wick), kerosene lamps, oil lamps, gasoline, propane, etc. Additionally, no items that create embers or ashes, i.e. incense, are permitted on the premises. All ignited smoking materials must be attended to at all times. Extension cords without a surge suppressor used as permanent wiring or electrical outlets or devices that expand or increase the number of plugs or electricity load from any given outlet are not permitted. (violations will result in a minimum fine of \$50 per occurrence) and constitute a violation of the Lease.**
27. **FIRE SAFETY EQUIPMENT:** **Residents are prohibited from tampering with or disabling any fire/smoke detection device or fire extinguishers. Residents found to violate this directive will be in violation of the Lease and Owner shall be entitled to pursue all rights and remedies, up to and possibly including eviction.**
28. **STUDENT HANDBOOK:** Each resident is responsible for obtaining, reading, and abiding by all guidelines, rules, and regulations of the Texas A&M University-Corpus Christi Student Handbook. A lack of familiarity with applicable policies shall not constitute a reasonable defense for violation of policies. Failure to abide by established guidelines, rules, regulations, policies shall constitute a violation of the Lease and the Owner shall be entitled to pursue all rights and remedies and subject the resident to referral to appropriate university authority for disciplinary action(s). The loss of on-campus housing privileges shall not release an individual from their obligations under the terms of the Lease.
29. The Owner reserves the right to establish reasonable rules from time to time which in its judgment may be deemed appropriate to enhance the cleanliness and orderliness of the property, and safety and comfort of the residents. Notice of any policy change will be made in writing and delivered to the apartment door.
30. **The resident agrees to abide by all Federal, State and local laws as well as rules, regulations and policies of TAMU-CC and, Camden Miramar and by signing hereby acknowledges and agrees that violation of any of the aforementioned laws, rules, regulations or policies, shall be deemed a violation of the Lease. The Owner shall be entitled to pursue all rights and remedies under the Lease and/or applicable law.**

Resident:

Owner or Owner's Representative:

Signature

Signature

Printed Name

Printed Name

Date

Date