

# Terms and Conditions | 2019-20

## THE CAMPER PARK

This contract is an agreement between a University of California, Santa Cruz (UCSC) student, hereinafter called "Student," and the Regents of the University of California, hereinafter called "University". **The following terms and conditions are effective as of the date a residence vehicle space is assigned in the UCSC Camper Park hereinafter called "Camper Park", under the jurisdiction of the University of California Santa Cruz.** This legally binding contract is valid for the entire term of the contract period, as noted below, and is non-transferable.

### I. Eligibility

- A. Student must be a regularly enrolled full-time registered student of the University of California, Santa Cruz (as defined by the Registrar). The Student shall be obligated to pay University in accordance with the payment provisions of this contract for any services provided. Admitted freshmen are not eligible to live in Camper Park.
- B. Current vehicle registration must be maintained in the name of the approved resident and/or parent/guardian of approved resident.
- C. Students who graduate, withdraw, are academically barred, or otherwise fail to maintain full-time active student status must move out by the end of the month in which they no longer meet the above eligibility requirements. The vehicle in the assigned space must be the Student's primary residence. If Student fails to maintain this residency requirement, the University shall have the right to terminate the contract. Brief vacations are accepted. Subletting is not permitted.

### II. Term of Contract/Period of Residence

- A. The term of this contract is from July 1, 2019 to June 30, 2020. Students living in the Camper Park in Spring Quarter and who can provide evidence of continued eligibility in Fall Quarter will be offered a new contract and permitted to continue residence during summer.
- B. **Failure to Take Occupancy:**
  1. Students who **have not occupied their assigned space** by 5:00 p.m. on the day following the contract start date or have not made arrangements with University for late arrival **may forfeit their reserved housing space.**
  2. If the **Student fails to take occupancy**, and does not

notify the University, in writing, prior to contract start date, the **University may continue to charge the Student all fees and costs incurred under the Contract.** Student shall be liable for payment of space fees until a replacement Student, if any, can be secured by the University and assigned to the same space and/or the university has waived such liability in writing. A \$350.00 contract cancellation fee shall be assessed upon termination of contract by University, in addition to any charges otherwise due.

- C. **Failure to Move:** Students who vacate their assigned space later than required under the periods of residence specified herein or as otherwise agreed between the University and Student are subject to a \$100.00 per day liquidated damages charge as well as any other charges allowed by law.

### III. Residence Provisions

- A. **Alterations:** Student shall make **no alterations, improvements, or additions to the premises** without prior written approval of the University. Student is responsible for the cost of the removal by University staff of any additions or improvements and/or restoration of the premises to the original condition.
- B. **Health and Safety:** Student shall not engage in any behavior or activity which endangers the health, safety, or well-being of any person.
- C. **Keys and Lockout:**
  1. University will provide Student with a mail box key and a key to the Community Rooms. **Student will not duplicate any University key and will not let any University key be used by anyone else.** Student agrees to be responsible for **key replacement costs** and re-keying of the Community Rooms and/or mail box in accordance with University policy in the event that **any University key** becomes lost, damaged, or stolen.
  2. Students must **carry keys and ensure the Community Room doors are secured at all times.**
  3. All **keys to University locks are to be returned at the end of tenancy.** The Student shall pay the cost of any keys not returned, as well as the costs of any subsequent lock change(s).

4. Altering, tampering, disabling, dismantling or overriding door closing/locking mechanisms is prohibited.
- D. **Mold:** Mold occurs naturally in the environment, and currently there are no federal or state standards for permissible levels of mold. Student is required to take reasonable steps to **control the growth of mold and mildew** by keeping the premises dry, clean, and well-ventilated, particularly when showering, bathing, or washing/drying dishes or clothes. Student is required to notify the University immediately upon notice of the existence of water leakage or overflow in or about the premises, or the presence of mold/mildew.
- E. **Notice for Entry:** Student's residence may be entered by authorized University personnel and their designee under any of the following circumstances:
1. In an **emergency** as determined by University without advance notice and whether or not Student is present. When Student's residence is entered, University will, within seventy-two (72) hours, inform Student of the conditions which warranted entry.
  2. **Upon twenty-four (24) hours written notice** by University unless consent is given by Student for earlier entrance to conduct necessary or agreed upon inspections, or to maintain utilities.
  3. According to a pre-determined maintenance **inspection schedule** presented to Student and/or posted in the Common areas.
  4. When **Student has abandoned or surrendered** the residence.
  5. For **any other reason allowed by law**.
- F. **Personal Property:** University assumes no responsibility for and is not liable for any loss or damage to Student's personal property. Student is strongly advised to obtain personal property insurance to insure personal property.
- G. **Space Assignments:** University maintains the right to reassign Student to another space in the event of an actual or impending natural disaster, during a conduct investigation, or the existence of another condition involving the health and/or safety and well-being of Student, to make reasonable accommodation for a student as required by law, or as necessary for a more efficient or convenient use of facilities as determined in University's sole discretion.
- H. **Student Liability:** Student is individually **liable for loss or damage** to the premises; and will be held jointly and individually liable for damage to the Community Rooms and Community areas, in accordance with University policy unless proof of individual responsibility is made. This includes costs for removal/disposal of unclaimed items in common areas.
- I. **Student Maintenance:**
1. Student agrees to maintain residence unit and its support facilities in a clean, safe, sanitary condition.
  2. Student agrees to keep the Community areas including kitchen, eating area, lounge, bathroom, showers, in a clean and orderly fashion after using said facilities. Student(s) will be held jointly and individually liable for loss or damage to said facilities and will be billed accordingly.
  3. Student accepts responsibility for **promptly notifying University of all conditions in the Community areas that require repair**. Student shall notify the University of maintenance requests through the Housing Maintenance Service Request System ([fixit.ucsc.edu](http://fixit.ucsc.edu)). University personnel will perform all necessary repairs, painting, or other alterations to the Community areas. The University is not responsible for repairs to Student vehicles.
  4. Student agrees to bear the cost of the repair of any damage to or restoration of the premises resulting from neglect or willful act of the Student, Student's guest(s) or other person(s) for whom the Student is responsible.
- J. **Unauthorized Space Assignment Changes:** Student may not move to another vehicle/space from their assigned vehicle/space without prior written approval from the University. An unauthorized change may result in Student being required to return to the original assignment, denied the opportunity to participate in any future assignment change, and/or termination of the housing contract.
- K. **University Maintenance:** University will maintain on a regular basis the following items in the common areas: bathroom cleaning, shower room cleaning, lounge cleaning and kitchen cleaning. However, **unusual or excessive damage** to these items (as determined by University) will result in charges to Student.
- L. **Use:** Assigned space is for residential purposes only and may not be used in any manner other than as a personal residence. Activities of a business or commercial nature are not permitted on University property. This includes but is not limited to listing the rented premises on websites or through other media for the purpose of providing vacation

or hotel/motel-type lodging. Student shall not pursue any business in their vehicle, or on the premises. Student may not inscribe or affix any sign, advertisement, or notice on any part of the inside or outside of the buildings or premises in connection with any business or service.

M. **Utilities:** The University agrees to provide electricity, water, and refuse disposal service. However, the University shall not be liable for failure to provide any of these services when such failure is caused by conditions beyond the control of the University.

1. The campus is engaged in a multi-year project to improve utility infrastructure. Efforts to upgrade, replace, or maintain equipment may result in disturbances and disruptions, including, but not limited to, planned and unplanned power outages in the residential facilities. By agreeing to these terms and conditions, Student agrees that Student has been advised of said utility infrastructure work, and acknowledges that there will be disturbances and disruptions during the contract period. University shall provide reasonable advance notice for any planned outages.

N. **Visitors/Guests:** Visitors and guests are any person(s) visiting a residential community other than their own, regardless of whether they are a UCSC student or not.

1. Students are not allowed to provide housing to visitors for more than three (3) **consecutive** days without **prior written permission from University** and may not provide housing for visitors for more than a total of fifteen (15) days during one academic year. Visitation for more than three (3) consecutive days (or fifteen (15) days during one academic year) may result in a **\$100.00 per day charge** to the hosting resident(s).
2. Student is **responsible for accompanying their visitor(s)** while in residential facilities. Student is responsible for the behavior of any visitor(s) and is also **financially responsible for any damages** resulting from the presence of any visitor(s). Student agrees to inform visitors of University rules.
3. **Any resident may request a visitor to leave** pursuant to University policy.
4. **Persons who have had their university housing contract cancelled or have been evicted** from any University housing residence **may not stay in residence as a visitor.**
5. **No overnight visitor** will be allowed to stay in residence from **April 19–April 21, 2020**. Limitations

and/or **restrictions on guest visitation** may also be implemented **during special occasions or events.**

6. The Community Lounge or other common areas are not to be used for overnight accommodations for visitors.

#### IV. General Provisions and Policies

In addition to the Code of Student Conduct, the following are community expectations for university housing residents and visitors/guests. Residential areas for the purpose of this contract extend one hundred (100) feet from all residential buildings.

##### A. Alcohol and Other Drugs:

1. Alcohol may not be consumed in common areas of University Housing such as hallways, lounges, bathrooms and outdoors, regardless of age.
2. Open containers of alcohol such as cups containing alcohol, opened cans or bottles of alcohol may not be possessed in public regardless of age. Students over 21 years old may only transport alcohol in sealed containers through public areas.
3. Kegs and other “common source” containers holding alcoholic beverages are not allowed in University Housing.
4. Alcohol containers may not be displayed in windows where containers will be visible to the public.
5. Medical cannabis cards do not provide an exception to the University prohibition of using and/or possessing cannabis on University property. Using and/or possessing recreational cannabis is also prohibited on University property. Residents are encouraged to contact college staff with questions relating to medicinal or recreational cannabis.
6. Vape pens, hookah pens and similar devices are not allowed in University housing.

B. **Building Exteriors:** Objects are not allowed to be attached, displayed, draped, hung, or placed outside residential buildings. Items may not be placed on windowsills or affixed to railings. Student is not permitted on the roof or exterior ledge of any residential building or structure.

C. **Construction:** Construction and/or remodeling or repair of academic and residential buildings on the UC Santa Cruz campus in the vicinity of the residential facilities is scheduled during the contract period. Construction may result in disturbances and disruptions, including, but not limited to, increased noise and dust in the area surrounding the residential facilities. There may

also be both planned and unplanned utility shutdowns in the residential facilities. By agreeing to these terms and conditions, Student agrees that Student has been advised of said construction, and acknowledges that there will be disturbances and disruptions resulting from construction and has agreed to such.

D. **E-mail:** In order to communicate necessary housing business, Student is **expected to check their University e-mail account on a regular basis** (email.ucsc.edu). Furthermore, Student is expected to regularly update personal contact information (address and phone numbers) and emergency contact information.

E. **Indemnification and Attorney's Fees:** Student agrees to indemnify and hold the University harmless from any actions, claims, losses, damages, and expenses the University may sustain as a result of negligence of Student and/or Student's guest, visitor, or invitee (See [housing.ucsc.edu/insurance](https://housing.ucsc.edu/insurance) for more information). The Student agrees to pay all costs, including collection costs, court costs and fees, and attorney's fees incurred by the University in the collection of any money due under this Contract, and/or the enforcement of any of the terms and conditions of this Contract, and/or any unlawful detainer action in which the University is the prevailing party.

F. **Noise:** Residential Life seeks to foster an academically focused community. To preserve academic and community standards, noise levels must be held to a minimum at all times. In addition to maintaining reasonable community noise levels at all times, during quiet hours, as a general rule, most sounds should not be audible outside of a room or apartment. Campus quiet hours are:

1. Sunday through Thursday 10:00 p.m. to 8:00 a.m.
2. Friday and Saturday 12 midnight to 10:00 a.m.
3. Twenty-four (24) hour quiet hours are in effect beginning at 10:00 p.m. on the Thursday prior to the start of finals and for the remainder of the quarter.

Amplified events must have prior university approval.

G. **Non-Discrimination:** University does not discriminate on the basis of race, color, national origin, religion, sex, gender (gender identity and gender expression), disability, medical condition (cancer-related or genetic characteristics), ancestry, marital status, age, sexual orientation, citizenship, or service in the uniformed services.

H. **Non-Transferable Contract:** This contract and the right of occupancy conferred are not transferable or assignable.

I. **Parking:** Parking is not permitted within Camper Park at any time. Short-term parking spaces are available at the park entrance for unloading of supplies, etc. No vehicle traffic is permitted in the park between the hours of 10:30 p.m. and 7:30 a.m. Violations of these regulations by residents or their guests may result in parking enforcement fees and judicial action. Parking is not included in the housing contract or residence rate. Contact Transportation and Parking Services if you have questions about parking ([taps.ucsc.edu](https://taps.ucsc.edu)).

J. **Pests:** Student is responsible for ensuring that all items brought into the residences are free of pests – including clothing, bedding, suitcases, backpacks, packing materials, furniture, and other belongings. **In the event Student discovers or suspects a pest problem, Student agrees to immediately inform University.** Student is individually liable and responsible for taking corrective action to remedy the problem. Cost(s) of eradication are the responsibility of the student.

K. **Pets:** No pets (except fish in a 10-gallon or smaller aquarium) are allowed in the residential communities nor shall their presence be encouraged by feeding or petting. This prohibition applies to Students and to any visitor regardless of the length of visit. Student is liable for any damage caused by pets or containers holding pets. (University Housing has procedures for requests regarding service or support animals. See section IV. P. "Service and Support Animals" for additional information.)

L. **Policies, Rules, and Regulations:**

1. Students are responsible for being aware of and in compliance with all **University policies, rules, and regulations**, which apply to their residential life. Per section 102.07 of the student code of conduct, any violation of these policies may result in conduct action.
2. Regulations of the University and the college or housing facility to which Student is assigned are incorporated into this contract by reference.
3. Students present during observable policy violations **who do not attempt to separate themselves from the policy violation(s), address the violation, or report the violation** may be held in violation of housing policy.
4. Actions related to hate/bias directed toward an individual or personal or public or university property,

as defined in University policies, rules, and regulations, are prohibited.

5. Student's conduct while in residence may result in termination of contract, financial liability for the term, and affect future eligibility for any UC Santa Cruz residence.
- M. **Possessory Interest:** This contract may create a possessory interest subject to property taxation and the occupant may be subject to payment of property tax levied on such interest.
- N. **Prohibited Activities:** Student may not engage in any of the following activities:
1. Use of Drones: Use of aerial devices (such as drones) is prohibited within 600 feet of residential buildings.
  2. **Aerial Objects:** Throwing/dropping or kicking anything that could cause injury or damage from or towards buildings, windows, balconies or in building interiors, patio areas, public quads, or public walkways is prohibited.
  3. Use of **amplified instruments** or **drum sets**.
  4. Use of **skateboards, rollerblades, scooters** and other **personal skate devices**.
  5. Health and Safety: Student shall not engage in any behavior or activity which endangers the health, safety, or well-being of any person.
  6. Tampering with fire equipment: Tampering with (attempting to disable, dismantle, shut off, reset, or remove) any safety equipment, including smoke detectors, fire hoses, extinguishers, sprinkler system equipment, and/or alarm pull stations, is strictly prohibited. This includes covering a smoke detector.
- O. **Prohibited Items:** In addition to items prohibited on all University property under the Code of Student Conduct, the following items are prohibited in University housing and residential areas:
1. **Firearms, ammunition for firearms, and other weapons.**
  2. Knives or other sharp objects longer than 2.5 inches not designed for cooking. This includes swords and other weapons.
  3. **Fire hazardous items** such as, but not limited to: candles, lanterns, incense or incense-like materials, hookahs, smoking devices, halogen lamps, lava lamps, **BBQ grills**, charcoal, lighter fluid, propane, butane, gasoline, torches.
  4. Cooking equipment with exposed heating elements (e.g. hot plates, toasters, toaster ovens, etc.) in residence rooms or other areas not intended for cooking.
  5. Possession, charging, or storage of self-balancing, battery-powered boards known as **hoverboards**, sometimes referred to as electronic skateboards or scooters, and other similar equipment
  6. Air conditioning units (window/portable)
- P. **Service and Support Animals:** Service and support animals **may not reside in University Housing without prior registration and approval**. Students who receive approval to have a service or support animal in residence are responsible for the behavior of the animal at all times and all provisions of the *Guidelines and Agreement: Service and Support Animal in University Housing*. To request approval for a Service or Support animal a Student must:
1. Submit appropriate documentation and receive approval from the Disability Resource Center
  2. Attend a service and/or support animal orientation meeting with University housing staff prior to the student moving into housing or acquiring the animal, and agree to the *Guidelines and Agreement: Service and Support Animal in University Housing*.
- Q. **Smoke-free & Tobacco-free Environment:** In accordance with University policy, **smoking, vaping, the use of e-cigarettes, hookah pens and vape pens, the use of smokeless tobacco products, and the use of unregulated nicotine products is prohibited in all UC Santa Cruz facilities**, on all University grounds, and on all University-owned and leased properties regardless of location. This policy applies to all indoor and outdoor areas, and is also applicable to all vehicles when on University property and to University-controlled vehicles wherever in use.
- R. **Student Rights and Responsibilities:**
1. **Student agrees to comply with all University policies, procedures, and regulations** regarding student conduct **and all applicable federal, state, and local laws, which are incorporated herein by reference**. Students are responsible for knowing all such University policies, procedures, and regulations as set forth in official University publications including the Policies and Regulations Handbook, Student Life and Housing Guides, and residential handbooks. The University reserves the right to make other rules and regulations

as in its judgment may be necessary for the safety, care, and cleanliness of the premises and for the preservation of order. **The student agrees to abide by all additional rules and regulations** that are adopted. **Violations of these rules and regulations may become the basis for disciplinary action** against the Student under the Code of Student Conduct section 102.07, which may include termination of this contract and initiation of eviction proceedings. Contract termination due to student conduct violations does not relieve the resident of payment obligations for the remainder of the contract term and may affect future eligibility for all UC Santa Cruz housing.

2. Student agrees to respect the rights, privileges and property of other members of the University community and visitors to the campus.
3. The following acts subject the Student to University disciplinary procedures, including possible termination of their university housing contract: violation of federal, state, or local laws and ordinances, University policies and regulations outlined in the Student Policies and Regulations Handbook, Housing and Residential Life policies and regulations, or community living expectations.

## V. Vehicle and Space Requirements

A. **Vehicle Requirements:** Any commercially manufactured motorhome or trailer which meets all conditions listed under this section is eligible for consideration for a space in the park. No tents, tent trailers, buses, slide-in truckmounted campers, vans or autos are permitted. All vehicles must have a current registration from the California Department of Motor Vehicles. Current registration must be maintained as long as the vehicle is in the park. A copy of registration must be provided to the University to keep on file. Neither vehicle title nor a certificate of non-operation will meet these requirements. Vehicles with out of state registrations must be re-registered in California. Minimum vehicle length is sixteen (16) feet, and maximum vehicle length is twenty-eight (28) feet (including hitch), and containing less than 320 square feet of internal living area. Units over twenty-two (22) feet may be limited to certain spaces. The length of the unit shall include any approved extensions, awnings or other attachments, as well as hitches or mounting devices. Maximum width, including any attachments, is twelve (12) feet. Overhanging trees or shrubs may reduce this area. No part of the residence vehicle or its equipment or

attachments may extend beyond the crushed gravel surface of the pad, or encroach on surrounding flora. All vehicles must be structurally sound and must be adequately sealed against the weather. Adequate space and vehicle suitable for habitation must be provided. All vehicles must be kept in good working order at all times. All vehicles will be inspected by campus personnel prior to space assignment, to insure that all requirements are met. Vehicles will be re-inspected at least once a year to ensure that they are in good condition.

1. **Motorhomes:** Motorhomes are acceptable as long as they meet all requirements. Residents should be aware, however, that the California Department of Motor Vehicles requires smog certificates and insurance for drivable vehicles. Drivable vehicles must be maintained in good running condition throughout their time in the park, and residents will be asked to demonstrate this. It is expected that drivable vehicles will not be a resident's primary means of transportation, and will rarely be moved from the park.
- B. **Common Facilities:** Residents and their guests are expected to use all common space and facilities with due care and respect. Alterations to common facilities, art installations or unclaimed items in common areas are not permitted without prior permission. No removal of or damage to vegetation is permitted without prior permission. Attaching awnings, clotheslines or other items to trees or other foliage is prohibited. Leaving furniture or other items in the road is prohibited. Items left in the road constitute hazards. Unsafe or unapproved items may be removed and discarded.
- C. **Cooking Facilities for the Preparation of Food:** Permanently installed liquefied propane (LP) gas-powered cooking facilities (stove/range) are recommended. All gas appliances must be properly vented to the outside of the vehicle. Use of camp stoves, personal BBQs or camp fires is not permitted. Electric appliances with exposed heating elements (electric ranges, hot plates, toaster, toaster ovens, etc.) may NOT be used, although microwave ovens or toaster ovens may be allowed with proper ventilation.
- D. **Electrical System**
  1. A 110v AC electrical system installed to code, and capable of connection with park utilities, is required. All electrical systems and all outlets must be grounded. External power cords must be 10-gauge with a 30-amp plug and a right-angle cord cap. Wiring, outlets, electrical devices and appliances must be in good repair. Electrical loads must not exceed rated capacity of wiring. Extension cords must not exceed six (6) feet, and must have circuit breaker

- protection. Vehicles must have internal breaker box with sufficient circuits for safe use of electrical system and no less than two circuits. Electrical cords shall not be run out of windows or doors. Individual power generators are not permitted for use within the park.
2. The electrical power at each site is designed for basic interior lighting and small appliance use only. It is UNSAFE for use in other ways, and will not meet the needs of air conditioning, electric stoves or ovens, or other large appliances. Use of multiple appliances may overload the circuit and result in power loss. No use of electricity outside of the residence vehicle is permitted. The cost of electricity is included in the rent, although residents may be charged for excessive usage.
- E. **Fire Safety:** All Campus Fire Prevention Rules shall be enforced. BBQs, hibachis or other sources of open flame are prohibited in or around residence vehicles. Gasoline and other highly flammable materials are not allowed. All exits must be unobstructed. Open fires are not permitted, and charcoal fires are not permitted in Camper Park. Due to extreme fire hazards, candles, lanterns and other open flame sources are not permitted in or around vehicles. We realize that cooking, water heating, and similar functions require pilot lights and flames, but extreme caution is advised.
- F. **Fire Safety Detectors**
1. At least one (1) campus-approved smoke detector, with test button and silencer button is required.
  2. At least one (1) carbon-monoxide detector appropriately mounted is required.
  3. A combustible gas (propane) leak detector appropriately mounted is required.
  4. At least one (1) fire extinguisher (minimum 2.5 lb. ABC), with current certification tag displayed, must be permanently installed in an appropriate location and remain operable at all times. Halon extinguishers are not acceptable.
- G. **Grounds:** The University maintains the Camper Park grounds outside the perimeter of assigned space. The Undersigned is responsible for maintaining their space and will not erect fences, cultivate plants, or make other changes to the grounds without the prior written consent of the University.
- H. **Heated Water:** Hot water heaters are recommended, but not required. However, the vehicle must have a method for heating water (such as on a stove) for sanitary purposes.
- I. **Heating:** Adequate heating must be provided with either a liquefied propane (LP) gas catalytic heater, permanently installed and properly vented or a portable electric heater drawing no more than 1500 watts. Electric space heaters, where used, must have a 4-way “dead man’s” tip-over shutoffs and must be placed away from combustible materials per manufacturers’ recommendations.
- J. **Hitch:** All trailers must have standard 1 7/8” or 2” hitch assemblies. Hitch must be maintained in good condition.
- K. **Inspections:** Vehicles and exterior grounds are expected to meet inspection standards at all times. In addition to the first inspection, residents must permit routine inspections as deemed necessary by the University. All vehicles will be inspected at least annually coordinated by the University and at University expense for the purposes of vehicle safety and contract renewal. Residents will be given at least twenty-four (24) hour notice prior to inspection. If defects are found during an inspection, or at any other time, residents will be notified of the defect and given a date by which corrections must be made. The amount of time given may vary depending on the nature of the problem. No new or renewal contracts will be issued until/unless vehicle passes inspection. Failure to permit or pass inspection or to comply with an order to make repairs is considered a violation of this contract and may result in judicial action and/or termination of the right of occupancy. Residents who require an additional inspection will be subject to fees estimated to be \$100.00.
- L. **Lighting:** Vehicles must have adequate electric interior and entry lighting. Either 110v or 12v lights are acceptable; although 12v lights must be on a converter from the 110v system if no 110v lights are installed. No liquefied propane (LP) or other gas lighting systems will be permitted. If such systems are installed, they must be permanently disconnected and the lines capped off. The use of portable gas lanterns is not permitted.
- M. **Propane:** Plumbing must be in good repair. Hoses and pipes must be in good condition and free of leaks. Propane bottles must be properly secured. Gas pressure regulator must work properly. Propane appliances such as stove tops, ovens, water heaters and space heaters must function properly. Vehicles using propane must have approved propane leak detectors properly installed and fully operable. LP gas for cooking and heating must be properly stored. Propane tanks should be secured to prevent movement and must be protected from the sun. No other material of a combustible nature, including fuel, oil, or explosives shall be stored on the premises.

- N. **Repairs:** Only minor maintenance on vehicles is permitted in the park. Engine rebuilding, brake rebuilding, structural repairs, or similar work that requires the vehicle to be inoperable for more than three (3) hours is not permitted. No additions, improvements, painting, or other alterations to the exterior of the residence vehicle are permitted unless approved in writing by the University in advance. No alterations to the plumbing, electrical, gas or other mechanical systems of the vehicle, beyond minor repairs, are permitted on University property unless approved in writing by the University in advance. Residents are responsible for the clean-up and removal of all trash and debris and the proper disposal of oil and used parts. Proper steps should be taken to prevent oil or grease spills on the ground or trailer pad. It is expected that residence vehicles will be moved only on rare occasion. All residence units must be kept in good working order at all times, however, so that they may be moved on short notice. Obstructions on pads that prevent short-notice removal of vehicles are prohibited.
- O. **Security:** Residents are advised to keep their vehicles locked. All common facilities must be kept locked and secure. Use of common facilities is restricted to residents and invited guests while accompanied by the resident.
- P. **Showers:** Showers are not required, but if so equipped, the unit must have adequate gray water storage capacity, or be connected to the campus sewer system at the site. All disposable hoses must be clearly watertight. Vehicles in sites without assigned sewer connections must use the dump station to empty gray and black water systems. No unit without an assigned sewer connection may connect to the park sewer system.
- Q. **Structural Integrity and Mobility:** Roof must be weather-tight. No tarps are allowed except as short-term emergency repair. Floor must be in good condition, without dry rot or holes. Vehicle's waste and supply plumbing must not leak. Doors and Windows must be intact. All vents must be unobstructed. Vehicle's structure must not be damaged, nor modified to reduce its structural integrity. Vehicle should be capable of being taken on the road. Residents may be required to periodically demonstrate this. Wheel bearings and brakes must be functional. Tires must be safe and road-worthy. Road lighting (brakes, running lights) must be operational.
- R. **Toilets:** Toilets are not required, but if installed, must have an adequate and operable black water storage system or be connected to the campus sewer system at the assigned site.
- S. **Trailer Exterior & Storage**
1. Residents are responsible for keeping their residence and immediate area in a neat and orderly fashion. No additional storage is available, and no outside storage (or storage structure) is permitted except with prior written permission from University. Bicycles, surfboards and other recreational equipment may be placed outside providing the items are safe and usable. Quantities of equipment should be limited, and residents may be asked to remove excess items. Only furniture designed for outdoor use is permitted outside the residence vehicle. Upholstered furniture, futons, and other items intended for indoor use must be kept indoors. Decorative items are allowed, assuming that they are not broken, rusted, mildewing, rotting, or in some way damaged. Items that could present a danger can be removed by administration without notice, if deemed necessary. Residents are required to remove outside items or clean up their site when requested by the staff. Construction of decks, awnings, storage containers or other improvements is prohibited. Pre-existing decks or other structures may in some cases be allowed to remain in the Camper Park temporarily, at the discretion of the University. Nothing may be placed or stored beyond the confines of the paved trailer pad without written permission. Unapproved or unclaimed items are subject to removal at community expense. Nothing may be stored under, on top of or outside of residence vehicle or deck except as stated below:
    - a. Providing space is available, residents may have no more than one (1) commercially manufactured storage container on the paved pad outside of their residence vehicle. Homemade containers are not permitted. Prior to installing a storage container residents must submit a request in writing indicating the size and placement of the container. Approval shall be at the discretion of the Camper Park administration, depending on availability of space. No unit can be placed in such a way that it would obstruct the movement of the vehicle. Storage units may not be placed in the woods surrounding the vehicle. Containers shall be no larger than 60"x 65"x 80" (in some cases, a small number of smaller containers may be approved, but the cumulative size can be no greater than the dimensions above). Some spaces may have



room for only a smaller container or no container at all. Appropriate placement and maximum size for each space will be determined by the Camper Park administration. Resident is responsible for removing the storage container at the end of the contract period. Resident is responsible for the removal from the park and the proper disposal of any hazardous materials, including paints, solvents, pesticides, household cleansers and other materials.

- T. **Vehicle Maintenance:** The Student agrees to maintain the residence vehicle in complete and full operating condition as stipulated by park regulations and state codes at all times. The Student further agrees to remove the residence vehicle as required for inspections, to demonstrate the vehicle's mobility, and for emergencies and emergency drills within a time frame designated by the University. The Undersigned understands that no major repairs on residence vehicles may take place in the park. All repairs that disable a residence vehicle for more than three (3) hours must be done outside of the park and off campus.
- U. **Vehicle Stabilizing and Parking:** At least one wheel on each side of the vehicle must be adequately blocked front and rear at all times to prevent rolling. All vehicles must have sufficient jacks or jack devices to stabilize the unit on a long term basis. All such jacks, stabilizing devices, or blocks must be placed on a platform to distribute vehicle weight (minimum size 18" x 18" x 3/4"). Blocking or jacks should be securely and properly placed so as to be stable and not damage vehicle undercarriage.
- V. **Water Access, Dispensing and Storage:** At least one sink, with operable, cold running water should be available, along with a properly connected, campus-approved gray water receiver/container (5 gallon minimum). Resident must maintain a sanitary connection with a designated and identifiably potable water specific hose and backflow prevention. All gray water must be properly disposed of at the dump station. Domestic water and gray water holding tanks must be on level ground and not leak. All connections must be watertight.

## VI. Termination and Modification of Contract

- A. **Cancellation or Termination by University:** This contract and all rights of occupancy hereby conferred may be terminated by University under the following circumstances:
1. Given written **three (3) days notice** if Student fails to comply with any term or condition of this contract.

2. Given written **three (3) days notice** if Student fails to make the required payments when due or to maintain regular student status in a degree seeking program. (Continued delinquency in payment may result in lapse of Student status.)
3. Termination of contract by University may result in denial of housing at all UC Santa Cruz housing facilities, on or off campus.

- B. **Request for Cancellation or Termination by Student:** The Student may terminate this contract for any reason upon sixty (60) days' written notice to the University. If the Student is a minor, request for termination of the contract shall be accompanied by the written consent of the minor's parent or legal guardian.

C. **Vacating Residence:**

1. Upon termination of the contract, Student agrees to **surrender the premises to the University by 12 noon on the termination date. By the termination date/time, the student must remove the vehicle. The Student will not be permitted to sell the vehicle in place to another student or any other party.**
2. Student shall be individually liable for the removal of all personal property and any debris in the assigned space. Any Student property left on the premises after termination date will be deemed abandoned and the University may take possession of and dispose of such property in any manner it deems appropriate in accordance with University regulations and applicable law, without any liability to the University whatsoever.
3. Student understands and agrees that the Student remains responsible for the premises and for paying the full residence rate until all keys are returned to the University and notice is given that the residence has been vacated.
4. Any university property issued to student is to be returned at the end of tenancy. The Student shall be billed for the cost of any item(s) not returned.

- D. **Move-out:** Upon termination of the contract University will conduct an inspection of the premises and will assess damage and cleanliness based on examination of the space at the time of the inspection. Student may choose to be present during the inspection. If Student selects an express check-out it is understood Student agrees to waive any right to be present at the check-out inspection and Student agrees to be held financially liable

for necessary cleaning, the repair of any damaged item, and/or the replacement cost of any item lost, missing or damaged beyond repair. Student understands that by selecting an express check-out any rights to contest/appeal cleaning, damage, or replacement charges is waived. It is recommended that Student follow the standard check-out process if concerned about damage responsibilities.

- E. **Contract Modification:** This contract may be modified by the University for the purpose of changing rent, deposits, or any other condition, provided written ninety (90) day notice to Student.
- F. **Contract Renewal:** Residents are expected to move out at the end of their contract period, unless the contract is renewed by the University. The process of renewing one's housing contract involves:
  - 1. Verification of student status/enrollment
  - 2. Vehicle inspection as outlined in this document and inspection form
  - 3. Exterior inspection as outlined in this document and inspection form
  - 4. Present current vehicle registration
  - 5. Signed housing contract
- G. **Waivers:** Any waiver or non-enforcement by University of any term or condition of this agreement shall not constitute a waiver of any subsequent break of the same or any other term or condition of this agreement. Acceptance by University of any rental payment after Student's breach of any provision of this contract agreement shall not be deemed a waiver of such provision or any prior or subsequent breach of any provision, other than Student's failure to make timely payment of the housing payment so accepted, whether or not University knew of the prior breach at the time such payment was accepted.

**VII. Payment and Refunds**

- A. Rent is due and payable according to the attached schedule. Monthly billing statements are posted online (my.ucsc.edu) for all students having unpaid University charges. **A breach of this contract by Student, including but not limited to delinquency in payment, may result in any or all of the following actions: a hold on enrollment, financial aid and/or transcripts, and termination of the right of occupancy.**
  - 1. **UCSC accepts e-checks (my ucsc.edu), cash, checks, Western Union or Moneygram.**

- 2. Cashier's checks, personal checks, or money orders are **payable to "UC Regents"**, and can be mailed or submitted in person **at the Cashier's Office**, University of California, Santa Cruz, 1156 High Street, Santa Cruz, CA 95064. **Do not send cash.**
- 3. **Late fees are assessed if full payment is not posted to Student's account by the established due date. Each housing late fee is \$25.00.** Late or incomplete payments may also result in hold on enrollment and university transcripts, and termination of the right of occupancy.
- 4. **Returned Checks:** After two instances of personal checks being refused payment by Student's bank, Student may be required to make future housing payments in secured funds (cash, cashier's check, or money order).

**B. Residence Rate**

- 1. **Proration:** The residence rate is due on a monthly basis.
  - a. If Student takes occupancy after the date Student was scheduled to commence occupancy, no residence rate adjustment shall be made.
  - b. A rate adjustment shall be made if Student takes occupancy after the first day of the month, as long as Student was scheduled to commence occupancy on the later date or such late occupancy and residence rate adjustment has been approved in writing by University.
  - c. Upon termination of this contract, Student's residence rate shall be prorated based on length of residence. Student will also be liable for any other costs incurred by the University as a result of cancellation, unless and to the extent that a replacement Student is assigned to the same space and/or the University has waived such liability in writing.
- 2. **Abandonment:** In the event that the Student abandons the vehicle, Student shall be liable for the full residence rate for the balance of the contract period, as well as any other costs incurred by University, as a result of such abandonment, including removal and disposal of vehicle and maintenance of exterior space.
- 3. A variety of educational enrichment opportunities and co-curricular programming are included in the residence rate.

## Housing Rates

Type of Space	Monthly	Full Contract Period
A recreational vehicle site without sewer hookup.	\$629	\$7,548
A recreational vehicle site with sewer hookup.	\$702	\$8,424

Water and 110 volt electrical hookup are included in monthly rental fees.

## Payment Due Dates

Summer 2019: July 23, August 14

Fall Quarter: September 19, October 16, November 13

Winter Quarter: December 17, January 23, February 13

Spring Quarter: March 24, April 22, May 20

Summer 2020: June 16

## DEFINITIONS

1. The terms "Residence Unit", "Residence Vehicle", "Unit", and "Residence" are used interchangeably and refer to any recreational vehicle authorized for use in the park. "Vehicle" may refer to the above or a vehicle used for towing an authorized trailer, according to the context.
2. The term "resident" refers to those authorized to reside in the park.
3. "University" or "Campus" refers to the University of California, Santa Cruz, which may be primarily represented by the Colleges, Housing and Educational Services.
4. "Housing" or "Housing Office" or "Contracts Office" refers to the Office of University Housing Services
5. Wherever the terms "adequate", "sufficient" or the like are used in regard to requirements, the campus reserves the sole right to determine if the requirement is met.

Notice: The California Legislature has enacted a penal code section, which requires an agreement for residential real property to contain the following notice regarding the availability of information on registered sex offenders. The University of California, Santa Cruz, is providing this notice in keeping with the spirit and intent of the new code section.

This notice is not intended as a statement or implication that any University facility is susceptible to or has experienced any problems with sex offenders. Until recently, the information maintained by law enforcement agencies was not disclosable to the public, and this notice is a method of making a change in the law widely known to the public. Please contact the Santa Cruz County Sheriff's Office at (831) 454-2311 if you have any questions regarding this database.

The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet web site maintained by the Department of Justice at [www.meaganslaw.ca.gov](http://www.meaganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP code in which they reside.

Notice: The State of California Information Practices Act of 1977 (effective July 1, 1978) requires the University to provide the following information to individuals who are asked to supply information about themselves:

The principal purpose for requesting the information on this form is to process applications for housing. State and/or Federal statute and/or University policy authorize maintenance of this information.

Furnishing specifically designated information requested on this form is mandatory — failure to provide such information will delay or may even prevent completion of the action for which the form is being filled

out. Information furnished on this form may be used by the University of California, Santa Cruz and will be transmitted to the State and Federal governments as required by law.

Individuals have the right to review their own records in accordance with University personnel policy and collective bargaining agreements. Information on applicable policies and agreements can be obtained from campus, Laboratory, or office of the President staff and Academic Personnel Offices.

The official responsible for maintaining the information contained on this form is: Student Housing Services, Assistant Director.

To obtain this publication in an alternate format  
please call (831) 459-2394 or e-mail [housing@ucsc.edu](mailto:housing@ucsc.edu)

### **Student Housing Services Campus Housing Office**

104 Hahn Student Services Building  
University of California, Santa Cruz  
Santa Cruz, CA 95064

PHONE: (831) 459-2394

FAX: (831) 459-3665

E-MAIL: [housing@ucsc.edu](mailto:housing@ucsc.edu)

WEB: [housing.ucsc.edu](http://housing.ucsc.edu)