

## **SMOKY MOUNTAIN STUDENT LODGE (SMSL) TENANT RULES**

To ensure time spent living with us at the Smoky Mountain Student Lodge (SMSL) is enjoyable for you, other tenants and our neighbors, the following rules will be strictly enforced. Violations may result in immediate cause for eviction.

### **General**

- The office is located next door in the 320 E. Parkway building. Normal office hours are Monday through Friday 8:30 am to 4:30 pm.
- Quiet Time is 10 pm to 7 am every day.
- Only SMSL tenants are allowed in the units or in the common area facilities on the property. Tenants must always have their key cards displayed while on the property and when entering the common buildings.
- Guests are only allowed in the outdoor common picnic areas and must be accompanied by a SMSL tenant. Guests are not allowed on the property at all between the hours of 10 pm and 7 am.
- Do not give out your unit code and keep access key cards / ID with you at all times. Do NOT share, borrow or let anyone else use your access cards. If you lose your card, report it to the administrative office immediately. New cards are \$15 each.
- The Laundry and Community Buildings require your RFID Key Card to enter. Do not prop open the doors or allow others entry to these facilities as they are for SMSL tenants only.
- Please be aware that there are cameras located in common areas (not the units) throughout the property. These cameras are for the landlord's use and are not a security device as they are not monitored on a regular basis.
- This property is a drug and alcohol-free environment. The possession, use, sale, or paraphernalia of illegal drugs or alcohol on SMSL premises is expressly prohibited.
- Smoking or vaping anywhere inside or within 25' of the SMSL buildings is prohibited. Smoking or vaping is only permitted in designated areas only.
- Any suspected destruction, theft, stealing, misuse, misappropriation, or unauthorized possession of SMSL, guest or fellow occupant's property will result in notification of the authorities and will be cause for immediate eviction.
- Violence, fighting or threats of violence will result in notification of the authorities and will be cause for immediate eviction. This includes, but is not limited to intimidating, threatening or hostile behavior, physical abuse, vandalism, arson, use of weapons, or any other inappropriate act.
- Tampering with any piece of equipment, including, but not limited to, smoke detectors, fire extinguishers or security cameras will result in eviction.
- No weapons, guns, or fireworks are permitted anywhere on SMSL property.
- All trash is to be disposed of in the dumpster located on the property. The dumpster is to be locked after each use. We are in an area where bears are known to be active and will open dumpsters and trash cans if not secured.
- There is to be no use of the internet, Wi-Fi, printers or other on-site electronic equipment for any illegal purposes whatsoever.
- You may not change the unit you are assigned to without SMSL approval.

## Mail

- Incoming mail slots are in the Clubhouse for all of the tenants and your slot will be identified by your bed/locker number.
- Larger packages will be kept at the office with a note to pick up during normal business hours. Your ID will be required for pick up.
- Any mail sent to you should be addressed as follows:  
Tenant's name / Locker Number  
c/o Smoky Mountain Student Lodge  
320 East Parkway  
Gatlinburg, TN 37738

## Units

- Your unit will be inspected WEEKLY for cleanliness. If your unit is not found to be cleaned upon inspection, you and all occupants of the unit will be given a 24-hour notice to clean before reinspection. If upon reinspection the unit is not cleaned, the landlord will have a cleaning service come in and each tenant assigned to that room will be charged a fee to reimburse landlord for this cleaning. Repeated violations will result in cause for eviction.
- You must keep your unit and all common areas you use such as the kitchen, laundry room, recreation areas and bathrooms clean, tidy and in order. Cleaning supplies are your responsibility, on-site manager with any questions.
- You are responsible for doing your own laundry, including washing bedding and towels at least once every 10 days or less. Upon move in, you are provided with a new set of bed sheets, a blanket, a pillow, a pillow protector, pillowcase, and a towel. These are your responsibility. You may purchase additional items for replacement, damaged items, or extras at your own cost.
- Shower curtains in the bathroom must always stay inside the bathtubs to keep water from spraying on the bathroom floor.
- No items other than toilet paper shall be flushed down a toilet. Plungers are provided for use of the tenants. Damage caused by clogged and/or overflowing toilets is the responsibility of the tenant and each one in the room will be charged for any damage as a result.
- Each bathroom is furnished with a trash can and liner. You are responsible for removing trash to the dumpster located on the property. Trash liners are available from the on-site manager.
- You are provided with a refrigerator, counter area and microwave in the unit. These items must be kept clean at all times. The trash containers must also be emptied as necessary to avoid insect problems, smells and unsanitary conditions.
- There is to be no cooking inside the rooms other than use of the microwave. This means no rice cookers, hotplates, slow cookers, or other such cooking device. All such cooking is to be done in the common kitchen in the clubhouse.
- There are not to be any open flames allowed including in the units or on the property including, but not limited to, candles, incense, hookah, and/or open bon-fires.
- Chairs and furniture may not be moved out of any unit. For safety reasons, chairs are not allowed on the balconies and walkway areas in front of the units.
- Doors to units must always remain closed for the safety of others and to conserve our heat and air conditioning.
- SMSL management may enter your unit at any time, without notice, for maintenance or emergency purposes.
- Do not hang, nail, screw, hook or tape anything on or into the walls or on any of the piping located within the rooms or buildings.

- If you discover any leaks, pests, clogs, light bulbs that are not working, please notify the office immediately.
- We strive to keep insects under control and have an active pest management company treat the facility on a regular basis. However, you play an active part in this by doing the following:
  - Keep food sealed and counters and sink cleaned.
  - Keep all clothing and bedding off the floor.
  - Empty the trash on a regular basis.
  - Wash your bedding and clothes regularly.
  - Keep the floors clean of debris. Sweep and mop these floors regularly.
  - Wet towels must be hung on the supplied hooks or racks to dry.

If you discover any insects in the room or common areas, please notify the office immediately.

- You are responsible for your possessions and valuables. Lockers are provided in the rooms and assigned to each occupant. You may purchase a lock of an approved type at your expense to secure your locker. No resident should access another resident's locker at any time. SMSL shall not be liable for any damage, loss or theft of any property, money, or other items.
- Since this is a dorm environment, be courteous to your neighbor. Use headphones when watching or listening to programs on your electronic devices. Do not subject others to material that could be considered objectionable.

### **Laundry**

- Only SMSL tenants may access the Laundry Facility. There is a fee to use the washers and dryers and the payment method is by credit card per load. The facility should be kept clean and laundry is to be removed from the machines in a timely manner. The entry door is always to remain closed .

### **Clubhouse**

- Only SMSL tenants may access the Clubhouse. The Clubhouse building houses the kitchen, Fitness Room, Office and Game Room.

### **Kitchen**

- Only SMSL tenants may utilize the kitchen facility. You must bring your own pots, pans and utensils. It is required that you clean up after you utilize the cooking facilities. Your trash must be disposed of into the dumpster on site. We are not liable for any injuries that may occur while cooking.

### **Fitness Center**

- Only SMSL tenants may utilize the fitness facility. Any equipment used must be put back in place and cleaned after each use. We are not liability for any injuries you may incur while working out.

### **Office**

- Only SMSL tenants may utilize the office within the Clubhouse. You will have access to a computer and printer for your use in printing airline tickets as an example. No large print jobs should take place. Also, inappropriate use of the computer is prohibited. It is to be used in a business-like manner only.

### **Common Areas**

- Any trash/garbage from your unit is the occupant's responsibility to dispose of in the dumpster located on the property.
- There are bears and wildlife in the area. You must always be aware of your surroundings. Never feed the wildlife or leave food or trash outside. Keeping a safe distance from black bears is the most important thing to remember when you are in the Smoky Mountains. You may google tips on how to keep safe if you see a bear.
- Grill use in picnic area, charcoal only, must be cleaned out by user and disposed.
- Please do not leave any trash outside the doors or walkways.
- Do not place your trash from the unit into the kitchen or laundry room or any other containers other than the designated dumpster.
- Do not hang any clothing, towels or other items on the handrails, balconies or exterior of the building.
- NO indecent clothing or attire will be allowed in the common areas or balconies of the property.
- NO PETS are allowed on the property.

NOTE: If you are evicted from the SMSL property, your sponsor and employer will be notified immediately. Additionally, you will no longer be permitted on the property.