



UNIVERSITY HOUSING

Southern Oregon University University Housing Residential Life Community Standards

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Important Resources

The community standards listed in this document will help you understand what is allowed and not allowed while living in the residence halls. However, there are additional policies that apply to the entire SOU campus and all of its students, regardless of whether they live on or off campus. Please be sure to familiarize yourself with these policy documents, too, as they also apply to you while living in University Housing.

1. Code of Student Conduct:
2. Students are expected to follow the policies outlined in Code of Student Conduct.
3. Equal Opportunity, Harassment, and Sexual Misconduct Policy
4. Students are expected to follow the policies outlined in Equal Opportunity, Harassment, and Sexual Misconduct Policy.
5. Network, Email, & Wireless Internet
6. Students are expected to follow the policies outlined in SOU Computing Resources Acceptable Use Policy.

Community Standards

Alcohol:

The University Housing community standards with respect to alcohol consumption in the residence halls are as follows:

- Residents and their guests that are under the age of 21 are prohibited from:
 - Possession or consuming alcohol on campus.
 - Being in a university-owned campus housing space, including but not limited to a room, suite, apartment, or in-room common area, where alcohol is being consumed.
 - Possessing empty alcoholic beverage containers.
- Residents and their guests that are over the age of 21 are prohibited from consuming alcohol in the presence of a minor.
- All Residents and their guests are prohibited from:

- Consuming alcohol in common room spaces of university-owned buildings and campus, including but not limited to floor lounges, hallways, lobbies, public restrooms, offices, classrooms, parking lots, and all outside grounds.
- Possessing or using ‘beer bong’, kegs, pony kegs, or other similar devices whose purpose is to facilitate rapid consumption of alcohol or to store large quantities of alcohol.
- Participating in drinking games of any kind on property or facilities that is owned, operated, or being used by the University.
- Being intoxicated to the point at which normal, independent functioning is compromised.
- Furnishing alcohol to minors in any way, including but not limited to selling it to, giving it away to, or making it readily available to any person under the age of 21.

For more information about the alcohol policies at SOU, you can review the [Alcohol and Drug Policy \(SAD.002\)](#) and the [Code of Student Conduct](#).

Bicycles/Motorcycles/Wheeled Devices and Vehicles

Bicycles and other wheeled devices need to be stored in the student’s room or outside on a public bike rack. Residents and their guests are prohibited from locking or fastening their bicycles or other wheeled devices to handrails for stairs/ramps, light-posts, lounges, etc..

Riding motorcycles, bicycles, or e-bikes, e-scooters, skateboards, hoverboards, one-wheels, or any non-disability related vehicle anywhere other than a street or parking lot is prohibited. Additionally, performing stunts or tricks with skateboards, bicycles, and other wheeled devices/vehicles (motorized or not) is prohibited in the exterior and interior areas of the residence halls.

Building Exterior Areas

Residents and their guests are prohibited from walking, sitting, entering, exiting, or storing anything on an exterior area of a building, including but not limited to ledges, awnings, roofs, walls, stairwells, railings, or windows.

Cooking

Cooking is limited to the kitchen provided in Madrone Hall suites or the shared common area of a suite (in McLoughlin and Shasta Hall) and is not permitted in individual bedrooms. However, coffee makers that meet all cooking appliance guidelines are allowed in individual bedrooms.

- Residents and their guests may not leave food or any cooking devices unattended while cooking.
- Residents may only put food and items that are microwave-safe into a microwave.
- Frying and deep frying are prohibited
- Burned food or failing to provide adequate ventilation while cooking may activate the building fire alarm, and the resident responsible may be financially liable for any associated costs

Cooking Appliances

Any heating or cooking device/appliance that has an open-coil or exposed heating instrument/surface is prohibited. Any heating or cooking device or appliance that does not have an auto-timer shut-off, insulated cord, and a circuit breaker is prohibited. Any heating or cooking device/appliance that utilizes pressure to prepare food is prohibited.

Examples of such prohibited devices or appliances include, but are not limited to:

- Portable stove tops of any kind
- Toaster Ovens
- Electric skillets
- George Foreman or other electric grills
- Barbecue Grills of any type
- Instapots
- Hot plates
- Hot oil and Air fryers
- Bread Toasters (However, these are allowed in the kitchen areas of Madrone Hall)

- Residents are prohibited from possessing and/or using their own microwave, refrigerator, and/or micro fridge combination.
- All cooking appliances must be stored in the kitchen or shared common area of a suite, and must be directly attached to grounded outlets when in use.
- Electrical cooking appliances (except the university-provided microwaves and micro-fridges) are not allowed in student rooms.
- All appliances must be in good working order, used responsibly, and free of wiring defects.

Confiscation of Prohibited Items

The possession of any prohibited items (electronics, fire safety hazards, prohibited devices, etc.) outlined in the University Housing Contract and Residence Hall Community Standards & Expectations are not allowed within the University Residence Halls. Students found in possession of prohibited items must remove the items immediately.

- If students would like to retrieve items prior to the end-of-year move-out, they can speak with the Area Coordinator of that hall and arrange to pick up their items after the initial removal. Once items have been retrieved, the prohibited items must be stored in an off-campus location.
- Prohibited items which have been removed may not be returned to any residence hall room. Residents may remove the prohibited item from the hall immediately if the item does not pose an immediate threat to health and safety or is illegal for the resident to possess.
- Packages delivered to the university housing front desk that are clearly identified on the shipping package as a prohibited item will not be issued to students unless an established plan for the item is communicated to the professional staff member who operates the university housing front desk. If there is no response to outreach from the University Housing

professional staff member about the package, it will be returned to the sender 30 days after the delivery of the package.

- Any personal property left after the end of the academic year, including confiscated items, will be considered abandoned and become the property of Southern Oregon University.

Dining

Do not remove utensils, dishes from, or other SOU Dining property from The Hawk Dining Commons. Doing so will only increase the cost of eating in the dining hall. This includes, but is not limited to, not removing the following:

- Plates and cups
- Silverware
- Condiments/Salt and Pepper Shakers
- Napkins in amounts larger than a one-time personal use
- Food beyond what fits in a Dining-approved to-go container and/or a piece of fruit or dessert
- Drinks (not including water) in personal containers larger than 24 ounces

Drugs

Residents and their guests are not to possess, distribute, or be in the presence of illegal drugs (including marijuana), drug paraphernalia (ex. bong, pipes, or any other object that is used or known to be associated

with drugs), or illegal drug activity. Additionally, possession, consumption, and/or furnishing prescription drugs not currently prescribed is prohibited.

Drugs and drug paraphernalia that is found on campus will be confiscated and destroyed by Campus Public Safety and/or the Ashland Police Department.

For more information about the drug policies at SOU you can review the [Alcohol and Drug Policy \(SAD.002\)](#) and the [Code of Student Conduct](#).

Elevators

Elevators are an important feature in our residence halls as they allow easy access to all of our facilities for residents of varying physical abilities. Because of this, tampering with Elevators is prohibited. This includes but is not limited to:

- Damaging/tampering with control panels, ceiling ties, lighting, bulletin boards, and/or key access,
- Forcing elevator doors open or preventing them from closing,
- Tampering with alarm system and/or ringing elevator bell (if not an actual emergency),
- Engaging in behavior which damages the proper functioning of the elevator, including dumping water or other liquids and/or jumping.

Failure to Comply

Residents and their guests are expected to comply with a reasonable request of University Housing staff (including student-staff & professional staff), Campus Public Safety, all University officials, law enforcement and/or other authorities.

For more information about the “Failure to Comply” policy at SOU you can review the [Code of Student Conduct](#).

Fire Safety Code & Regulations

During a fire alarm and evacuation, the resident and/or any guests in the residential facility will close their

room window, open the blinds/ curtains, shut and lock the door, and take their keys when exiting the building for a fire alarm. Failure to evacuate a residential or dining facility under a general alarm or whenever directed to do so by a University official (including but not limited to University Housing student-staff, University Housing professional staff, or Campus Public Safety Officer) or a law enforcement officer or other authority may face student-conduct action and/or a possible fine from the Ashland Fire Department.

To avoid electrical shorts and outages, a resident must use a multi-tap or extension cord that possesses ALL of the following qualities:

- Insulated (thick) cord,
- Circuit protection with breaker switch,
- Grounded (3-pronged) plug-in

Additionally, Fire safety is important to maintaining the well-being of all of our residents. Because of this the following is prohibited:

- Tampering with, playing with, intentionally or accidentally damaging fire safety equipment (including but not limited to pull stations, sprinklers, fire extinguishers, smoke detectors, AEDs, and fire alarms), or in any way impeding the equipment from functioning properly
- Setting off a general and/or smoke alarm in a residence hall for false reasons.
- The storing of flammable/combustibles in liquid/gas form in the residence halls, including but not limited to propane, gasoline, or butane.
- The use of an open flame device, including but not limited to lighters, portable stoves, candles, hookah, and/or incense in or around any University-owned residential or dining facility. All candles should have their wicks removed and show no sign of use.
- Hanging anything from the ceiling, including from the ceiling tiles, sprinkler, smoke detector, and/ or fire alarm.
- Storage or hanging of decorations and other objects that:
 - Block a sprinkler (if applicable),
 - Block a fire escape egress, such as over a door or window,
 - Is within eighteen (18) inches of the ceiling
 - Is affixed directly to the ceiling itself
- Electric blanket that does not have an auto-timer shut-off, insulated cord, and a circuit-breaker,
- Heating pad that does not have an auto-timer shut-off, insulated cord, and a circuit-breaker,
- Space heaters of any kind
- Fireworks of any kind
- Explosives or incendiary materials of any kind

- Halogen lamps
- Lava Lamps
- Electronic cigarettes/e-cigarettes/Vapes
- HoverBoards
- Air Conditioning Units

For more information on how to respond to a building fire at SOU, you can review the campus' [Emergency Preparedness](#) Expectations.

Gambling

Gambling for monetary profit is prohibited, including online gambling sites. For more information about the “Gambling” policy at SOU, you can review the [Code of Student Conduct](#).

Guest & Visitation

In order to protect everyone's rights, each student assumes certain responsibilities when they have guests. Each resident is responsible for the conduct of their guests, both in the residence hall room and on campus. This policy includes guests from other floors and halls. Roommates are jointly responsible for guests and their behaviors. Both roommates may be called into the student conduct process if a guest violates the residence hall policy. Unaccompanied people who do not have business in the halls or who are not guests of a resident will be asked to leave immediately.

All residential living communities (floors, wings, and/or buildings) are secured 24 hours a day, seven days a week. Guests or non-residents present in these locations without permission or without an acceptable host is prohibited.

Any overnight guest can stay no more than two (2) consecutive nights in any room in any residence hall on campus over a seven (7) day period. An individual guest cannot exceed eight (8) overnight stays in one quarter. Overnight guests must be hosted and escorted through the community by a current resident and must be approved by all roommates/suitemates who share the assigned space the guest will be staying in.

Health and Safety:

Residents must uphold and maintain the following cleanliness standards to prevent damage to the unit and ensure the safety of occupants and staff. This includes, but is not limited to:

- Keeping surfaces wiped down to prevent staining or pests
- Keeping carpets clean from staining and debris
- Wiping off moisture from surfaces to prevent mold and warping
- Wiping down walls to prevent staining
- Disposing of trash and recycling on a regular basis
- Kitchen and bathroom floors, counters, bathtub/showers, and toilets should be wiped down frequently.

Damage resulting from poor cleanliness conditions is generally not considered "wear and tear" and will be charged to the resident.

Residents are responsible for ensuring that refrigerators are cleaned quarterly, freezers defrosted as needed, ovens are cleaned regularly to avoid fire and smoke risk due to food build-up, and sink basins and drains are properly maintained. The following items should never go down the drain: coffee grounds, grease, large food particles, medications, harsh chemicals, and anything else that would reasonably cause damage or obstruction to the drain, plumbing, or water supply.

Improper Room Changes

To ensure rooms are only occupied by those who are paying for them and that University Housing can maintain an accurate resident list for emergency evacuations, improperly checking out of one's room will result in a \$150.00 'Improper Checkout Fee' and/or possible student conduct action. Improper checkout includes, but is not limited to:

- Changing rooms and/or key/fob without permission from University Housing.
- Failure to check out of the residence hall room by the prescribed date and time.

- Leaving the room and/or withdrawing from the University without following the proper checkout procedure.

Keys & Fobs

To ensure resident rooms are secure from unwanted guests, duplicating or loaning out residence hall keys and fobs is prohibited.

Failure to report lost, stolen, or missing keys/fobs within 24 hours of the first time they have been noticed missing will result in the resident being charged for the lock change for their residential room, which can be up to \$175.

Laundry

Laundry facilities are for University Housing residence hall residents and purposes only. Use of the laundry facilities by persons who are not residence hall residents is prohibited. To ensure all residents have access to the laundry facilities, residents' laundry shall not be left unattended in the laundry facilities or in a laundry machine for more than ten hours. Laundry left in the laundry facilities for longer than ten hours will be removed. Laundry facilities are not to be used for large or heavily soiled items, such as sleeping bags, car mats, and animal blankets.

Noise, Courtesy Hours, & Quiet Hours

To support a living and learning environment where all residents can study and sleep, residents and their guests shall keep their noise at a level that is not disruptive to others' ability to study or sleep.

During designated Quiet Hours, noise must be contained to a bedroom unit. Quiet Hours in the residence halls are as follows below:

- Sunday through Thursday, from 11:00pm to 8:00am
- Friday and Saturday, from midnight to 10:00am
- 24-hours of Quiet during the week before and during Finals Week

Courtesy Hours are 24 hours a day, seven days a week. During these times, noise must be kept at an acceptable level with courtesy towards one's roommates, neighbors, and floormates. Residents and their guests are expected to demonstrate courtesy and consideration towards others at all times. If a community member requests a reduction in the noise, whether it is during or outside of the designated Quiet Hours, respect and compliance are expected.

Personal & Community Safety

To ensure the safety of all residents and the residence halls, residents and their guests are prohibited from the following:

- Propping any locked community area door, including but not limited to fire doors, main exterior exits, wing doors, and/or any door meant to be locked and/or closed for safety and security.
- Allowing a person into a locked residential community who is not a member of that community or not escorted by a member of that community.
- Engaging in any action that may jeopardize students' safety, including but not limited to the following:
- Throwing objects from buildings, stairwells, windows, roadways, balconies, or any place where something can be thrown, including inside of residential buildings.
- Engaging in sports in rooms, hallways, lounges, lobbies, and any place where sports were not meant to be played.
- Riding any unauthorized wheeled device or vehicle within the residence halls (ie, skateboards, bicycles, etc.). Devices/vehicles used for ADA purposes are allowed.
- Throwing of snowballs, water balloons, pumpkins, or any item, whether aimed at another person or not.

Residents are expected to immediately report to University Housing in writing all damage to the premises (other than ordinary wear-and-tear), all hazardous conditions upon the premises, and all needed maintenance in their assigned

space. Failure to do so may result in financial liability being placed on the resident.

Pets & Assistance (Service and Support) Animals

In general, animals and pets are not allowed in the residence halls, except for fish in a tank no greater than ten (10) gallons. Only one 10-gallon tank is allowed per resident. Family pets are not allowed inside any of the residential or dining facilities, even on the briefest of visits. Unpermitted animals found in the residence halls will be required to be removed within 48 hours.

Residents who have an Assistance Animal (Service and Support Animals) are expected to follow the policies outlined in the [Assistance \(Service and Support\) Animals Policy](#) for SOU.

Residence Hall Furnishings & Community Spaces

Residents and their guests are not permitted to remove furnishings from their permanent designated locations within the residence halls. This includes any University-owned furniture and fixtures in a resident's

room and all furniture, appliances, decorations, artwork, etc., which is intended for use by all residents (social lounges, study spaces, etc). Storing or using lounge furniture and/or other University-owned items not designated for a residential room in a residence hall room, including but not limited to lounge televisions, sofas, publicly displayed artwork, wet-floor signs, street signs, and/or banners, is prohibited.

Residents are prohibited from possessing and/or using their own microwave, refrigerator, and/or micro fridge combination. Additionally, the following room modifications are prohibited:

- Dart boards
- Modification of electric utilities
- Painting of the room

- Use of stickers and/or tape (e.g. duct/scotch/package/masking) on University-owned property, including but not limited to furniture, mirrors, windows, doors, ceilings, and cabinets. (Note: Housing recommends poster-putty, blue painter's tape, and thumbtacks for hanging needs.)
- Penetration of ceiling and/or walls with screws or nails.
- Non-university provided lofts and/or bed-raisers
- Waterbeds

To safeguard the safety and privacy of all residents, accessing or using a residence hall space or area not assigned to that resident is prohibited. Residents and their guests are expected to clean up any mess they create, including vomit, blood, and other bodily fluids that may cause damage to residential areas. Additionally, Residents should report any mess they come across or create that may need additional sanitation, including the presence of vomit, blood, and other bodily fluids in public areas, to the University Housing Office.

Smoking & Tobacco

The use of tobacco products, including but not limited to cigarettes, personal vape-pens, vaporizers, and electronic-cigarettes, and are not permitted in any residential and dining facility. Residents and their guests who choose to smoke must do so outside of the residential and dining facilities and must be done a minimum of twenty-five (25) feet away from the structure itself. Violation may result in student conduct action and/or a \$50 smoking fee. This smoking fee is also applicable in cases where a resident and/or a guest is smoking anything inside the residence or dining facility.

Tobacco/nicotine products cannot be sold or distributed in any residential and/or dining facility. Failure to dispose of a "chew spitter" (defined as "any container that one spits tobacco and saliva into") in a proper trash receptacle (i.e., not in a recycling bin) may also result in cleaning charges being assessed to the resident.

For more information about SOU's smoking policy please refer to the [University Policy on Smoking, Inhalant Delivery Systems and Tobacco](#).

Solicitation

Solicitation of any kind and/or the selling of articles or materials within the residence halls are prohibited, unless approved by the Director of University Housing or their designee. Prohibited forms of solicitation include, but is not limited to:

- Door-to-door solicitation in the residence halls.
- Commercial activity in any residence hall area, including but not limited to individual residential rooms, hallways, lounges, common areas, and the exterior front entrances of buildings.
- Campaigning by registered candidates of national, state, local, and/or campus political races.
- Soliciting for Voter Registration within the residence halls

Only residence hall staff members may post notices, flyers, banners, etc., in the residence halls. Only SOU

Dining Staff may post flyers, notices, banners, etc., in The Hawk Dining Commons. All materials posted in the residence halls or dining hall, from campus groups or outside agencies, must be pre-approved by the University Housing Office.

Sustainability & Sanitation

To maintain a clean environment for all residents and their guests, personal trash and recycling should be disposed of in the appropriate trash room or exterior dumpster. Leaving personal trash and recycling in common areas, including lobbies and hallways, or outside of the trash container/dumpster is prohibited. Disposal of human or animal bodily waste within the communal trash rooms, trash cans, or other shared spaces is prohibited. Animal waste products, including cat litter, should be disposed of in the exterior dumpsters.

Vandalism

It is the responsibility of every resident to eliminate damage and vandalism and to identify those responsible.

The cost of damages and vandalism, for which no one assumes responsibility, may be divided and billed to individual floor members or to all residents in an impacted residence hall/complex. Vandalism includes acts of accidental or malicious damage and theft or removal of University Housing property. Attempting to repair physical damages to University property is prohibited (e.g., holes in wall, broken signage, and/or other repairs to property) and should instead be reported to University Housing Officials. If you witness vandalism or destructive behavior, immediately contact your Resident Assistant or Area Coordinator.

For more information about the “Vandalism” policy at SOU, you can review the [Code of Student Conduct](#).

Weapons and Ammunition

Weapons and ammunition are prohibited in the residence halls. Weapons include, but are not limited to:

- Firearms (ie. pistols, rifles, etc.)
- Guns of any type, including but not limited to:
 - BB guns
 - Paintball guns
 - Pellet guns
 - Potato guns
 - Nerf™ guns
 - Airsoft guns
 - Squirt/Water guns
- Martial arts paraphernalia
- Hunting weapons, including but not limited to all types of bows and/or arrows.
- Explosive devices and/or fireworks

- Knives longer than 3.5 inches, including switchblades and/or any folding/pocket knife and/or fixed blade knife. (Note: standard kitchen knives are permitted for use in a student's assigned room.)
- Any device that produces a projectile through a barrel
- Any replicas of any of the above-mentioned items
- Any object used to threaten, intend harm, or cause harm to an individual, including oneself.

For more information about the weapons policies at SOU, you can review the [Drug, Alcohol, and Weapons Policies](#) and the [Code of Student Conduct](#).

Windows

To ensure the security of residents and the residence halls, damaging and/or removing window screens is prohibited. The room owner(s) or residents responsible may be charged a minimum of \$300 for the cost of fixing or replacing the screen. Additionally, Residents and their guests are prohibited from entering and exiting their rooms or other residential spaces through the windows except for emergency evacuations.

**Have questions?
Contact us!**
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