



Samuel Lee LLC – Commercial Boarding House Rules of Conduct

These House Rules apply to all residents and are enforced as part of the Resident Agreement and Rules of Conduct.

1. Quiet Hours

- Quiet hours are **10:00 PM – 7:00 AM**, seven days a week.
- No loud music, television, phone calls, or disruptive noise during quiet hours.
- Residents must keep noise at a reasonable level at all times.

2. Cleanliness & Shared Spaces

- Residents must clean up immediately after using shared spaces (kitchen, bathroom, living areas).
- Dishes must be washed and put away after use.
- Trash must be taken to designated bins and removed on scheduled trash days.
- Residents are required to participate in basic cleaning responsibilities as posted.

3. Personal Rooms

- Residents are responsible for keeping their rooms clean and sanitary.
- No alterations, painting, mounting, or furniture changes without written approval.
- Furnishings provided must remain in the room.

4. Guests & Visitors

- **No overnight guests are permitted at any time.** There are no exceptions to this rule.
- Visiting guests are allowed **only during designated guest hours**.
- **Guest Hours:** 10:00 AM – 8:00 PM, seven (7) days a week.
- All guests must leave the property by **8:00 PM**.
- **Pre-approval is not required** for daytime guests; however, residents are fully responsible for ensuring their guests comply with all House Rules.
- Guests may only access common areas and may not enter other residents' rooms.
- Guests may not remain on the property if they are disruptive, unsafe, or violate any House Rules.



- Management reserves the right to require any guest to leave the property and to restrict a resident's guest privileges if guest-related issues occur.

Any violation of the guest policy, including attempts to host overnight guests or repeated guest-related issues, may result in enforcement action up to and including termination of residency.

5. Alcohol & Substances

- Excessive alcohol use is prohibited.
- Intoxication that disrupts the household is not allowed.
- Illegal drugs or substances are strictly prohibited on the property.

6. Safety & Conduct

- No violence, threats, harassment, or intimidation.
- No illegal activity of any kind on or near the property.
- Weapons prohibited by law are not allowed on the premises.
- Tampering with smoke detectors, locks, utilities, security cameras or safety equipment is prohibited.

7. Respect for Others

- Treat all residents, neighbors, and staff with respect.
- Discrimination, harassment, or retaliation is not tolerated.
- Conflicts should be handled calmly or reported to management.

8. Property Care & Maintenance

- Report maintenance or safety issues promptly.
- Do not damage or remove property, fixtures, or furnishings.
- Residents may be held financially responsible for damage beyond normal wear and tear.

9. Smoking & Fire Safety

- Smoking or vaping is **not permitted inside the house**.
- Smoking is only allowed in designated outdoor areas, if any.
- Candles, open flames, or unsafe heating devices are prohibited.



10. Compliance & Inspections

- Residents must comply with all posted rules and applicable laws.
- Residents must cooperate with lawful inspections and maintenance access.

11. Enforcement

- Violations of these Rules of Conduct may result in warnings, corrective action, or termination of residency.
- Serious violations involving safety concerns or illegal activity may result in immediate termination.
- Nothing in these Rules of Conduct limits the Operator's authority under the Resident License Agreement.

Prepared by: Samuel Lee LLC

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