



# House Rules Enforcement Policy

## Samuel Lee LLC – Fair & Progressive Enforcement Framework

*This Enforcement Policy applies to all residents and is incorporated into the Resident Agreement, Rules of Conduct, and House Rules. Its purpose is to ensure enforcement is **fair, consistent, predictable, and safety-centered.***

### 1. Enforcement Philosophy

Samuel Lee LLC enforces house rules using a **progressive discipline model** whenever appropriate, balanced with **zero-tolerance standards** for behaviors that threaten safety, legality, or the integrity of the household.

The goals of enforcement are to:

- Maintain safety for all residents and neighbors
- Preserve a calm, dignified living environment
- Provide residents with clear expectations and opportunities to correct behavior
- Act swiftly when safety or legality is at risk

### 2. Enforcement Levels Overview

Violations fall into three categories:

- **Level 1 – Minor Violations (Correctable Behavior)**
- **Level 2 – Repeated or Serious Violations**
- **Level 3 – Zero-Tolerance Violations (Immediate Termination)**

### 3. Level 1 Violations – Minor / Correctable

Examples include:

- Smoking or vaping in non-designated areas (first occurrence)
- Noise complaints
- Failure to clean shared spaces



- Unauthorized guests (non-overnight)
- Minor rule misunderstandings

**Enforcement Path:**

1. **First Violation:** Verbal or written warning + rule reminder
2. **Second Violation:** Written warning + corrective action plan
3. **Third Violation:** Final written warning + probationary period

Failure to correct behavior after three Level 1 violations may escalate to Level 2 enforcement.

## 4. Level 2 Violations – Repeated or Serious

**Examples include:**

- Repeated smoking violations
- Repeated noise or disturbance issues
- Unauthorized overnight guests
- Intoxication that disrupts the household
- Disrespectful or hostile behavior (non-violent)
- Tampering with property or furnishings (non-safety equipment)

**Enforcement Path:**

1. Written notice of violation
2. Probationary status with clear expectations
3. Termination of residency if behavior continues

Level 2 violations may result in **shortened notice periods** for termination.

## 5. Level 3 Violations – Zero Tolerance (Immediate Termination)

The following behaviors result in **immediate termination of residency**, without progressive warnings:

- Violence or credible threats of violence
- Possession, use, or distribution of illegal drugs
- Illegal activity on or near the property
- Tampering with or disabling **video cameras**, smoke detectors, locks, utilities, or safety equipment
- Possession of prohibited weapons



- Severe harassment or intimidation
- Actions that place residents, neighbors, or the property at immediate risk

Residents engaging in Level 3 violations may be required to vacate immediately or within a short timeframe consistent with applicable law.

## **6. Documentation & Consistency**

Samuel Lee LLC maintains documentation of all violations, warnings, and enforcement actions, including:

- Date and description of incident
- Rule violated
- Action taken

This ensures enforcement is consistent, fair, and defensible.

## **7. No Retaliation**

Residents shall not be retaliated against for reporting concerns or violations in good faith.

## **8. Operator Discretion**

Samuel Lee LLC reserves the right to bypass progressive enforcement and proceed directly to termination when necessary to protect safety, legality, or regulatory compliance.

**Prepared by:** Samuel Lee LLC

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