



2100 SOUTH 2ND AVENUE • POCATELLO, IDAHO 83201 • PHONE: 208 478 4222 • FAX: 208 478 4224
bengalcreek@tritoninv.com • A TRITON STUDENT COMMUNITY • www.bengalcreek.com

**Our mission is to make lives bigger by
building, managing and maintaining
high-value real estate and true communities.
We provide the framework so people have a place
to build their lives.**

1. Pool Wrist Bands - must be with you at all times when you are using the pool / hot tub area. The pool Wrist Bands are for YOU, not friends, guests or family. Guest: You must come into the office for guest band and must be returned within 24 hours or \$50 will be charged to you account. Misuse will lead to loss of pool / clubhouse privileges.
2. Guests are limited to "2" per resident when using the clubhouse / pool facilities. Your guest must be with you at all times while they are on the property or using the facilities, otherwise privileges will be revoked. There are no exceptions to this rule. You are responsible for your guests while they are on the property. Management has the right to limit guests or ban certain guests from the property.
3. NO TOBACCO OR ALCOHOL IS ALLOWED ON THE PROPERTY AT ANY TIME. This includes the parking lots, the apartments, the Clubhouse and any common areas. This community is tobacco and alcohol free. If alcohol is present in an apartment with underage Residents or if a Resident supplies alcohol to a minor, the police will ALWAYS be called, and Management reserves the right to evict and/or fine the Resident(s).
4. Stairwells / Breezeways must remain clear pursuant to the City Fire Code. These items include but are not limited to: barbecues, motorbikes, scooters, gas cans, shoes, wood, charcoal, bicycles, garbage, etc. All trash is to be disposed of in the community dumpsters. Residents who are leaving garbage in the stairwells / breezeways will be issued a warning about littering. Subsequent warnings can result in charging a \$150 fee to the entire apartment. There are no exceptions to this rule.
5. A BBQ is available at the pool for your convenience. Clean up is required after using the BBQ.
6. Management reserves the right to have removed, any signs, advertisements, political statements, or any other postings deemed offensive or incongruent with the rules and policies of the property.
7. The Clubhouse will be open from 9 a.m. to 11p.m. Sunday through Thursday. This ensures our community the student environment essential for each of you to maintain your studies. On Friday and Saturday, the Clubhouse will be open from 9 a.m. to 12:00 a.m. Quiet hours on the property are from 1 a.m. to 7 a.m. Please be respectful of others. If Management must warn anyone for being loud after quiet hours, they will be fined a \$50 Nuisance Fee. Multiple warnings may result in eviction.
8. The Laundry Room/Laundry Cards cubbies and/or folding table in the laundry room are not a storage area for personal belongings such as laundry detergent, softener, bleach, clothing, etc. Any personal belongings found unattended will be thrown away immediately. Loss of Laundry card \$20
9. The office is open Monday – Friday 10 a.m. to 7 p.m. and Saturday 10 a.m. to 4 p.m.
10. One mail key is issued per apartment. A \$25 fee will be assessed and due immediately to issue a new mail key in the event of loss.

11. One apartment key is issued per Resident. There is a \$5 fee assessed and due immediately to issue a new apartment key in the event of loss.
12. One Clubhouse Access Key is issued per Resident. A \$25 fee will be assessed and due immediately to issue a new Clubhouse access key in the event of loss. The Clubhouse Access Key is registered to YOU, not friends, guests or family. Misuse will lead to loss clubhouse privileges.
13. After hours lockouts **Please do not** call the after hour emergency number for lock out, this number is for emergencies only.
14. After hour emergencies include flood, fire, death, etc. You should contact 911 first, and then Management. Managers should not be disturbed in their place of residence unless there is an emergency.
15. Late payment Fee is \$30 after the 5th of the month and another after the 12th of the month, if payment hasn't been received by the 20th you will receive a three day pay or vacate and you are always still responsible for the balance of your contract. Please refer to your contract for details. You can drop off your payment in the payment box located in the clubhouse.
16. Renter's insurance **IT IS MANDATORY THAT ALL RESIDENT SECURE \$50,000 IN LIABILITY COVERAGE OF RENTERS INSURANCE. (PERSONAL PRPERTY COVERAGE IS HIGHLY RECCOMENDED BUT NOT MANDITORY.) RESIDENTS MUST HAVE PROOF OF RENTERS INSURANCE AT THE TIME OF MOVE IN.** Your car insurance company can give you additional information. It is VERY important that you protect your personal belongings.
17. Personal door locks may be put on bedroom doors, but must be done through the approval of Management and installed by Maintenance. You **MUST** give Management a copy of the lock key. Failure to do so will result in a \$25 Personal Lock Fee. When you move out, you are responsible to remove the personal lock. Failure to do so will result in a \$25 Personal Lock Fee.
18. Maintenance Requests can be made through the office during normal office hours. Please let us know if there are any maintenance issues that need to be addressed in your apartment as soon as possible. You may call or email and leave a detailed message. Maintenance requests may also be submitted online. Do not let anything get worse. Maintenance will fix it.
19. Apartments must stay clean and tidy. Management will conduct regular Clean Checks and if the apartment does not pass, you will be required to clean or be assessed a \$25 fee.
20. No open flames are allowed on student properties. This means that candles may not be burned. You may use candle warmers. If a burning flame is found, the Resident responsible will be charged a \$100 Fee.
21. No pets are allowed on the property for ANY REASON. There will be a \$50 Pet Fee per day, Carpet Cleaning Fee and any and all damages charges that may have been cause because of pet.
22. Overnight guests can spend no more than 2 nights in a row. **NO GUEST OF THE OPPOSITE SEX MAY SPEND THE NIGHT IN THE APARTMENT.** If a guest stays longer than the allowed two nights, a \$200 Squatters Fee will be assessed and/or immediate eviction for all tenants in the apartment. Please be courteous and respectful of your roommates, and find out how they feel about your guests staying in their apartment overnight. Guests must spend the night in your bedroom. They may not stay in empty bedrooms. Guests are considered overnight after 2:00 am.
23. Empty bedrooms cannot be used for storage. An additional contract and rent is required for the use of an additional bedroom.
24. The furniture in your apartment belongs to the property. You may **NOT** for any reason remove furniture from your apartment. Bed frames are not allowed in any part of the common area of your apartment. Beds owned by the property are to remain in each bedroom (one per bedroom.) If you choose to dismantle the bed and not reassemble it when you move out, you will be charged a \$60 Fee. If pieces of furniture are found stacked on top of each other, there will be a \$150 Fee.
25. Roommate Meetings are recommended regularly. Regular meetings to discuss issues, ideas and cooperation agreements will help. Please have an additional Roommate Meeting if you have any problems during the year. A Roommate Meeting is required prior to bringing serious issues to Management.

26. Room / Apartment Transfers require a \$100 Transfer Fee and can only be done through Management. If a contract is sold or transferred to a different gender there is a \$100 transfer fee for a new room.
27. Resident Orientation is required for all residents. This Orientation will be scheduled at multiple times for your convenience. A \$25 No Show Fee will be assessed to each tenant who does not attend.
28. Please clean up after using any area in the clubhouse. Take special care of all of the facilities that the property has to offer. Treat the facilities well and they will last a long time. If equipment is abused, it will be taken out and/or the facilities may close for a time. Have fun, but be careful.
29. The movie theater is available for reservations. You can reserve a 2 hour block. The last movie must start by 9:00 p.m. and end by 11:00 p.m. Sunday through Thursday. On Friday and Saturday the last movie must start by 10:00 p.m. and end by Midnight. If you sign up for a slot, and you are a no-show, Management will charge you \$5 No Show Fee for their time.

How to Reserve the Movie Theater:

1. Put your full name and Apt # in the two hour slot you wish to reserve.
 2. You can only reserve one spot a day
 3. Must reserve by 4 pm
 4. Please be respectful and clean up after yourselves – vacuum and wipe down chairs.
 5. Please contact your MA to unlock the theater at your time.
30. Parking passes are issued in the office during normal office hours. Only one car is permitted per tenant. Visitors must acquire a VISITOR PARKING PERMIT through management. Do not park in handicap spaces or double-park or you will be towed. The speed limit in the parking lot is 10 mph. All vehicles without a parking pass which are parked in resident parking are subject to booting and/or towing at vehicle owner's expense. No exceptions. It is your responsibility to obtain a parking permit from the office. ALL CARS must have current registration and plates, or car will be towed. Please remember that you are also responsible for your guests. Second pass \$25
 31. No weapons of any kind are allowed on the property. This includes but is not limited to: knives, guns, blow guns, paintball guns, BB-guns, pellet guns, bows, and arrows, etc. If a weapon of any kind is found, the Resident responsible must be charged a \$100 Fee per weapon.
 32. **ANY ILLEGAL ACTIVITY WILL RESULT IN EVICTION. NO EXCEPTIONS.**
 33. Dartboards are not allowed on property. There will be a \$50 fine for each dartboard found.
 34. Air Conditioner temperature control may not be set below 72 degrees. Also, heaters/furnaces should not be set above 72 degrees. You could be charged for any damages.
 35. Alcohol Bottle/Cans may not be used for any decoration in your apartment. This includes your bedroom.
 36. Smoke detectors are not to be removed or disconnected for any reason. If you find a battery is low, a work order will need to be put in to have maintenance replace it. Smoke detectors found disconnected in the common areas will accompany at \$5 fee for each resident. Smoke detectors found disconnected in a bedroom will accompany a \$25 fine.
 37. *Light Bulbs are LED lights: we have installed them throughout the property. Please let us know if there are any lights that go out. If you take out these light bulbs you will be charged \$20 per light bulb.*

SEE YOUR COPY OF THE CONTRACT OR MANAGEMENT FOR ANY FURTHER QUESTIONS.

**Thank you for choosing Bengal Creek as your home away from home!
Have a great year!**

Management reserves the right to make and enforce any rules and/or regulations that may be appropriate or necessary for the safety, care and cleanliness of the premises, and to secure the comfort and convenience of our residents. A contract may be canceled for valid disciplinary or financial reasons, or if there is a determination that other individuals may be at risk. Any exceptions are at the discretion of the Director of Student Housing. Any change in the Community Rules will be printed in the Community Newsletter.

I, _____, have read and understand the policies contained in the Community Rules and Regulations and do hereby agree to abide by them. I will also adhere to the general conditions of the student housing lease. I understand that if I fail to follow these outlined conditions, Management reserves the right to evict and/or fine me. I understand that this is a legal and binding agreement.

Signature _____

Date