

# Florida Southern College Community Living Policies

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## Residency Requirement

Florida Southern College has a four-year residency requirement. However, we do recognize that there are some cases when a student should be considered for exemption. Approved reasons for consideration on an exemption from the residency requirement are:

- To be at least 23 years old prior to the semester you are requesting to live off campus
- To be married or have custodial children
- To live with your custodial relative in their primary residence, within a 30 mile radius of the campus
- Will be a part-time student (less than 12 undergraduate hours) for the remainder of college career
- Have fulfilled the four-year campus residence requirement (all at FSC)

Students who meet one of the criteria must complete an "Off-Campus Request Form" which is available on the Office of Community Living website. *Any student may complete the form, but must await approval **BEFORE** signing an off-campus lease.* Denial of the off-campus housing request means that students are still considered a part of the campus residential community.

## Apartment or House Eligibility

As students progress through their academic careers at Florida Southern College, they may have an opportunity to occupy a College-owned apartment or house. Students must meet the following requirements in order to be eligible to live in an apartment or house:

- 2.5 cumulative GPA for Garden Apartments and houses, 2.0 cumulative GPA for all other apartments
- Must be at least two years removed from high school, or senior level standing (80 credit hours) or an Honors student
- Must be 18 years of age or older

The College has the ability to remove a student from their apartment assignment, if the student or students significantly neglect to clean the apartment or house, or continually cause significant damage to the apartment or house. The Office of Student Accountability, Education, and Compliance can also remove a student's apartment assignment or eligibility as a sanction as a result of a College or Community Living policy violation.

## Rights and Responsibilities of Residential Students

As a campus residential community member, the following a student can expect and has both a responsibility for and the right to:

- Read and study free from undue interference in one's room (unreasonable noise and other distractions inhibit the exercise of this right)
- Sleep without undue disturbance from noise or guests of a roommate
- Expect that a roommate will respect one's personal belongings
- A clean environment in which to live
- Freely access one's room and facilities without pressure from a roommate
- Personal privacy
- Host guests who respect the rights of the host's roommate(s) and other community residents

# Florida Southern College Community Living Policies

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- Address grievances (Office of Community Living staff is available for assistance in settling conflicts)
- Be free from all forms of intimidation, harassment, prejudice, and physical and emotional harm

The policies below are put in place and enforced to ensure that the rights above are afforded to all residential students.

## **Room Entry & Search Policy**

While living in a College residential facility, students should expect reasonable privacy in their living space. However, there are circumstances in which authorized persons using approved procedures may key into a room, suite, apartment or house.

- College facilities and housekeeping staff may enter rooms/suites/ apartments/houses in response to any cleaning or maintenance concerns.
- Student Development staff members may enter rooms/suites/ apartments/houses to perform any health inspections, or respond to any safety or accountability concerns.
- Campus Safety Officers may enter rooms/suites/ apartments/houses in response to any safety concerns or to ensure that fire-safety regulations are being met.
- Resident Advisors (RA) may enter a room/suite/ apartment/house in response to any safety or accountability concerns with permission from a Community Living staff member. Resident Advisors may also enter a room/suite/ apartment/house during regularly scheduled Health and Safety Inspections. Your RA will notify you when these inspections will occur.
- Law Enforcement may enter an apartment/house when accompanied by a college official or if invited into the room/suite/apartment/house by its resident(s).

By exercising the privilege of enrolling in the College, all students consent to the following and the College reserves the right to:

- Access and/or search a student's campus residential facility room for the purposes of inspection, inventory, custodial service, and protection of College property.
- Access and/or search a student's campus residential facility room and/or possessions to ensure compliance with College Policies and to ensure the welfare and safety of individuals and groups on campus;
- Access and/or search a student's vehicle on college property to ensure compliance with College Policies and rules to ensure the welfare and safety of individuals and groups on campus; and search a student's person and personal effects in the student's possession in order to ensure the welfare and safety of individuals and groups.

## **Failure to Comply**

Residents and guests must present proper identification when requested. Students must comply with any FSC official's request (including Resident Advisors, Community Directors, Community Living Staff, Student Development Staff and Campus Safety Officers) when such official is working within the performance of their duties. A notification to schedule and/or maintain an appointment or meeting with a staff member must be honored.

## **Security**

Residents are required to carry their assigned residence key and student ID card at all times. Campus residential facility security is a shared responsibility of all FSC staff and residents. Residents may not prop open or allow doors to be propped open for any floor or

# Florida Southern College Community Living Policies

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building exit door. Doors should not be pulled on or attempted to be forced open. Residents should never allow people who are not their guest into the building or onto the floor. Residents may not borrow or loan keys or student ID cards. Residents must return keys immediately upon check-out or reassignment and must report any lost or stolen keys or student IDs. Residents are responsible for locking and securing their assigned room, suite, apartment, or house.

## **Camera Surveillance**

Each residential facility on or off campus is equipped with video surveillance cameras. The cameras are in place to ensure and improve the safety and security of students and campus property. Students should expect reasonable personal privacy while living in a Florida Southern College residential facility. Camera footage will however be reviewed by appropriate campus officials in response to a security, safety, or student conduct concern. Cameras are located on the exterior of residential facilities, in residential facility lobbies, or in the halls of Allan Spivey Hall. Cameras will not be placed in bathrooms or inside residential rooms, suites, apartments, or houses.

## **Locks**

Tampering with or damaging lock mechanisms is prohibited. Additional locks may not be added to doors or other college property or equipment.

## **Noise**

### **Quiet hours are from 11 p.m. to 8 a.m.**

Each resident is responsible for keeping noise levels to a reasonable level at all times. Noise levels should be low enough so as not to disturb others. Courtesy hours are 24 hours a day. During mid-semester and final exam weeks, quiet hours are 24 hours a day.

## **Visitation**

Guests are welcome in student rooms provided the guest is escorted at all times. Residents and their guests are required to conform to the guidelines and policies established by the college. Residents are responsible for the behavior of their guest and must inform them of Community Living and Florida Southern College policies. All campus residential facilities work on the honor system. Abuse of the visitation policy may result in a revoking of the visitation privileges in any campus residential facility. Roommate approval is required for any guest. Overnight guests can stay for no more than 3 nights over a 14 day period. Guests must have a valid state issued ID. Overnight guests must be 17 years of age or older. Residents and/or guests may only use campus residential facility bathrooms designated for use by their respective gender.

## **Cohabitation**

Cohabitation is prohibited. Only students assigned to a room, suite, apartment, or house may live there. Cohabitation, as defined by Florida Southern is: Married or unmarried persons, living together or occupying the same living space over regular, repeated, multiple visits.

# Florida Southern College Community Living Policies

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## **Overnight Guest Registration**

To protect the interests of the College and to ensure that our student hosts are complying with policies set forth by the College, anytime a non-student guest (whether a prospective student, an athletic recruit, or any other guest) is staying overnight in one of the College residential facilities, the Office of Community Living requires that the guest is registered. The Overnight Guest Registration form, found on Community Living in Engage, must be completed at least two days in advance of the overnight stay.

## **Firearms, weapons, fireworks, explosives and flammable liquids**

Possession and/or use of these items or look-a-likes is not permitted anywhere on campus or in campus residential facilities.

### **Prohibited Items include but are not limited to:**

- Bottle rockets and any fireworks
- Chemical bombs
- BB guns, Stun guns
- Firearms, rifles, bayonets
- Bows & arrows
- Switch blades, hunting/fishing knives, recreational knives with blades longer than 4 inches
- Nunchucks, martial arts weapons
- Medieval weapons and slingshots
- Interior paint and paint cans
- Spray paint
- Paint thinner
- Tiki torches and fuel
- Propane canisters and lighter fluid
- Gasoline and gasoline cans

## **Harassment/Intimidation/Invasion of Privacy**

Threatening, defaming, or abusive behavior will not be tolerated. This includes, but is not limited to, sexual, racial or religious harassment, intimidation, hazing, pranks, or invasion of privacy. This behavior can also include electronic communication.

[Just Ask Anonymous Report Form](#)

## **Alcohol**

FSC is an alcohol prohibited campus. Alcohol is not allowed in any college residential facility or any other campus facility.

Shot glasses, beer steins, wine glasses and other drinkware related to alcoholic beverages are permitted, however these items will be discarded if being used as part of an alcohol violation. The items below are always prohibited.

### **Prohibited items include:**

- Alcohol bottles, cans, kegs
- Boxes, containers, or any other item that once held alcohol as packaged
- Drinking paraphernalia- shot luges, beer bong, keg taps, etc.
- Items set up for drinking games- flip cup, beer/water pong, etc.

# Florida Southern College Community Living Policies

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## **Drugs**

In compliance with state law, the illegal possession, sale or use of drugs is prohibited. Possession of drug-related paraphernalia is prohibited in any campus residential facility and is subject to confiscation. Drug paraphernalia includes any item or device which can be used to ingest or smoke an illegal substance, including but not limited to hookahs, bongos, pipes, or edibles. Reasonable suspicion of drug or drug-related paraphernalia use or possession can result in a search being conducted of the suspected residential room, suite, apartment, or house (See Room Entry & Search Policy for more information).

## **Smoking**

Smoking inside all college buildings is prohibited including the use of electronic cigarettes, vaporizers, or any device that emits smoke or vapor.

## **Theft/unauthorized possession of property**

Theft of any kind or the possession of stolen property is prohibited.

This includes:

- Signs- street, FSC signage, plaques, etc.
- Safety cones
- Hazard barriers
- Any FSC community items
- Any items belonging to the City of Lakeland or any public or private entity

## **Disruption of the Community Living Environment**

Behavior which is disruptive to orderly community living is prohibited.

This includes:

- Throwing items in the hallway
- Bouncing balls on the floor/hallways
- Fighting
- Pranks
- Public indecency
- Any other behavior that may cause physical injury or is potentially dangerous to the health and well-being of residents

## **Pets**

No pets are allowed in any residential facility, including apartments and houses. Only small fish are allowed in aquariums 10 gallons or less in capacity. Any animal that has not received approval as an [Assistance or Service Animal](#) is considered a pet and will be documented.

# Florida Southern College Community Living Policies

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## **Moving to Another Room**

Residents are not allowed to change rooms without prior approval from Community Living professional staff. It is imperative that in case of emergency, the Community Living and Campus Safety offices have an accurate listing of room assignments. Students who illegally change rooms may be required to relocate back to their original assignment and/or be adjudicated for Failure to Comply.

## **Furniture**

All furniture provided by the college assigned to student rooms and apartments/houses must remain in the assigned room/suite/apartment/house. No furniture is to be removed from floor lounges or other public areas. Beds may not be elevated from the floor by bed risers, cinder blocks, or any means other than bunk bed units provided by Facilities Maintenance. Bunking pins can be obtained from the Office of Community Living.

## **Damages**

Failure to respect FSC property and any other property that is not your own is prohibited. Individual residents will pay for any charges assessed for damages in their room and shared spaces. All residents may be responsible for floor or community damages and will equally pay for any charges to the floor or community. Damages charges will be assessed to student accounts at the end of the academic year and may include any community damages from throughout the year, and any damage or cleaning charges assessed to students after vacating their assigned residence.

## **Cleaning**

Each resident is responsible for the proper care of one's room and shared space. All campus residential facility rooms and shared spaces must remain clean throughout their occupancy and must be returned to the original condition upon vacating the space.

Community Living defines a clean and healthy living environment as:

- Clear pathway between bed, room door, and window(s)
- Residents regularly washing dishes and removing trash to avoid pest and odor issues
- Resident laundry is cleaned on a regular basis
- Upon vacating a space, residents:
  - Sweep/vacuum room, suite, apartment, house
  - Wipe down surfaces in room, suite, apartment, house
  - Remove all personal items and/or furniture not belonging to the College
  - Report any damages or issues to Community Living staff

Failure to maintain a clean and healthy living environment may result in documentation by Community Living staff. Residents may be assessed cleaning charges upon vacating their assigned room, suite, apartment, house if space is not returned to original condition.

# Florida Southern College Community Living Policies

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## **Projectiles**

The throwing, dropping, pouring, or hanging of anything (including keys) from windows, balconies, ledges, and landings is strictly prohibited. Residents are responsible for damages and/or clean-up charges that result from this action.

## **Roofs, ledges and balconies**

Residents are not allowed on roofs, ledges or balconies at any time.

## **Windows**

Residents may not enter or exit a building through windows. Leaning out of windows for any reason is not allowed. Windows may not be covered except with the blinds installed by the college or personal curtains. Window blinds may not be removed.

## **Fire Safety**

Arson or the setting of fire, tampering with fire safety equipment, falsely pulling fire alarms, stopping existing fire alarms, or failing to immediately evacuate during a fire alarm are all violations of state fire codes. Immediate evacuation when an alarm sounds is mandatory. Re-entry into a building before the alarm is silenced and College officials have given residents the all-clear to re-enter is prohibited.

## **Candles and Incense**

All candles, candle warmers, and incense are prohibited in the residence halls. Wax warmers are only permitted if it uses a light bulb as the heating source.

## **Extension cords/multi-plug adapters**

No extension cords are permitted in campus residential facilities. UL approved power strip with an on/off switch and surge protection are the only multi-plug adapters permitted in campus residential facilities. The power strip must be plugged directly into the outlet and may not be plugged into another power strip. Only one power strip may be used per double outlet.

## **Room and public area decorating**

Residents are encouraged to personalize their rooms and decorate public areas within established guidelines and policies. Residents are encouraged to use 3M hangers, sticky putty, or other non-damaging hanging methods for decorations.

### **Prohibited decorations:**

- Contact paper and stickers is prohibited in all residence and public area locations
- Alcohol containers or signage
- Décor containing profanity or inappropriate references is prohibited in all public areas
- Any décor that causes or has potential to cause damage to the residential facilities

# Florida Southern College Community Living Policies

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## **Window Decoration**

No unauthorized decorations may be displayed in room windows. Authorized decorations are limited to:

- FSC apparel/flags purchased through the bookstore.
- Small potted plants

## **Decorative Lighting**

String or rope lights are **prohibited** in Dell/Miller/Hollis Halls, Joseph Reynolds Hall, Allan Spivey Hall, Publix Commons/Jenkins Hall, Wesley and Nicholas Halls. All other campus residential facilities may have string and rope lights that are UL approved. Halogen lamps, neon signs, and lava lamps are prohibited in all campus residential facilities.

## **Christmas Trees/Holiday Decorations**

Live cut Christmas trees are prohibited in all campus residential facilities. Artificial Christmas trees without string lights are allowed in all campus residential facilities. Other holiday decorations must be approved by the Community Director for the campus residential facility or the Office of Community Living.

## **Solicitation**

Any personal or commercial solicitation within campus residential facility areas or public areas is prohibited (violators should be reported to Campus Safety).

## **Posting signs and information in public areas**

The Office of Community Living reserves the right to limit the number of materials posted per event or organization to ensure equitable access to limited posting space. All signs must be approved and stamped by the Center of Student Involvement and posted by Community Living staff. Residents are prohibited from posting signs in yard or grass areas outside of residential areas, including residence halls, apartments, and houses.

## **Cooking**

Residents should not leave items unattended on the stove or in the oven at any time. Residents are responsible for the proper use of approved cooking appliances and attention to food items while using the appliances.



# Florida Southern College Community Living Policies

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## **Appliances**

Residents of Dell/Miller/Hollis Halls, Joseph Reynolds Hall, Allan Spivey Hall, Publix Commons/Jenkins Hall, Wesley and Nicholas Halls may use the approved appliances in their room or kitchen areas. All other campus residential facilities are permitted to have any kitchen appliance. All items must have an automatic shut off feature.

### **Approved appliances:**

- Hot Pots
- Electric crockpots
- Coffee pots
- Drip Coffee makers
- Small George Foreman grills
- Rice cookers

### **Prohibited appliances:**

- Toasters / toaster ovens
- Hot Plates / Induction burners
- Air fryers
- Any item with an open coil heating source

## **Refrigerators and Microwaves**

A MicroFridge has been provided in all on-campus residence hall rooms. Residents in these areas do not bring a refrigerator or microwave to campus. Apartments and houses are furnished with a fridge, residents in apartments may need to provide a microwave depending on which community they reside in.

## **Air Conditioners**

Residents may not install air conditioners or ceiling fans in their campus residential facility room. Residents may not plug AC units into any other outlet not designed specifically for the unit. Residents may not open windows when air conditioning units are in use.

## **Barbecue Grills**

Residents are permitted to use charcoal barbecue grills at a minimum distance of 15 feet from all campus residential facilities. Propane grills and accompanying propane tanks are prohibited. The use of grills is not permitted under covered walkways, landings, or balconies. Propane tanks, charcoal, or lighter fluid are not permitted, and may not be stored within any residential facilities.

## **Bicycles**

Bicycles may not be parked in the walkways, hallways, stairways, or entranceways. Bicycles may be stored in student rooms. Illegally parked bicycles will be impounded at the Campus Safety Office.

## **Skates, skateboards, and other personal motorized devices**

Skateboards, inline skates, hover boards, self-propelled scooters or similar devices may not be ridden anywhere inside campus residential facilities or any campus building. Persons may use these devices on walkways adjacent to the campus residential facilities for transportation only (i.e. no acrobatics) and with due regard for pedestrian walkways.

# Florida Southern College Community Living Policies

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## **Recreational vehicles/transportation**

Motorcycles, mopeds, scooters, and jet skis must be parked in designated areas. Under no circumstances are they allowed in the buildings.