**BLYND ESSENCE RANCH**

**INDEPENDENDENT LIVING HOUSE RULES**

# There is zero tolerance for violence or aggressive behavior in the home. If you have a grievance, please contact the Operator at (530) 867-7994.

**General House Rules:**

1. No smoking inside the home of Blynd Essence Ranch; smoking is only allowed outside in the backyard in the designated smoking area. No smoking in the front yard.
2. No illegal drugs, marijuana, or alcohol in or around Blynd Essence Ranch. Tenant cannot store or use drugs (including marijuana) or alcohol on Blynd Essence Ranch premises.
3. E-cigarette use and vaping are not allowed in the home; e-cigarette use and vaping are only allowed outside in the backyard in the designated smoking area. No smoking in the front yard.
4. Tenants cannot be excessively drunk or high on Blynd Essence Ranch property.
5. No stealing or destruction of property.
6. No violence or possession/use of weapons including, but not limited to, guns, knives, or explosives in or around Blynd Essence Ranch.
7. Pets are not allowed.
8. No visitors are allowed in the livestock area (unless Rizpah or House Manager are with them).
9. Tenant and Tenant’s guests shall not:
	* Annoy or disturb neighbors and/or their property;
	* Store or harbor any hazard or combustible material in and around premises;
	* Steal from others and/or neighboring propert(ies);
	* Feed stray animals.

**Cleaning/Maintenance of Home:**

1. Tenants are expected to make up their own bed daily.
2. Tenants are expected to do their laundry weekly following the posted Laundry Schedule. Linens and heavy items cannot be washed at Blynd Essence Ranch. The closest Laundromat is *Spin City Laundromat*, 3712 W Shields Ave, #770.
3. Tenants are expected to clean up after themselves in all common areas and bathrooms.
4. Tenants are expected to maintain proper hygiene (take showers regularly and brush teeth daily).
5. Tenants are required to recycle/trash by placing items in the labeled bins.
6. Tenants are required to set out front the trash bins for garbage day on Friday morning.
7. Tenants must label all personal food items with their name.
8. Tenants can use the stove and oven but must clean after each use. Tenants can use the microwave and toaster oven but must clean after each use.
9. All dishes must be washed after use and placed back in cabinets (do not leave in drying rack).
10. Eating is allowed **only** in the dining room. Tenants are not allowed to eat or drink in common areas or bedrooms.
11. All tenants are required to participate in the cleaning of the common areas of the home, such as bathroom, kitchen, and living room areas.
12. Tenant will notify Operator of any items requiring repair, such as light switches or dripping faucets. Tenant shall not make repair to the premises at any time.
13. Rooms are to be kept clean, sanitary, and free from objectionable odors at all times. Rooms are subject to inspection at any time for health and safety. Tenant shall refrain from leaving personal items in the hallways or other common areas.
14. Tenant shall not remove smoke alarms in the home or rooms. If a smoke alarm is ringing, please evacuate the home and notify the Operator immediately.

# Meals and Food:

1. Label all personal food with your name.
2. All dishes must be washed after use and placed back in cabinets (do not leave in drying rack).
3. Eating is allowed only in the dining room or large living room. Eating is not allowed in the bedrooms.

# Utility Conservation Rules:

1. All tenants are expected to conserve water and electricity when possible.
2. Turn off lights during the day when sunlight is available.
3. Tenant is expected to conserve usage of water when needed.
4. Ensure all sink and shower faucets are turned off completely after use.

**Visitors/Visiting Hours:**

1. Tenants are responsible for the actions of their guests.
2. Tenants must clean shared spaces after their guests.
3. Guest visiting hours are from 8am – 7pm.
4. Guests must enter through the front door.
5. **No overnight guests are permitted**.
6. If a housemate is uncomfortable with your guest, your guest must leave.

**Medication Management & Medical Emergencies:**

1. In case of an emergency, call Rizpah at (530) 867-7994. If Blynd Essence Ranch manager isn’t on site or you are unable to contact her, contact Cleveland Bellard (510) 589-5390. If you are unable to reach Blynd Essence Ranch manager or Cleveland Bellard, call 9-1-1.
2. No transportation of any kind (doctor or pharmacy) is provided by Blynd Essence Ranch for the tenant.
3. Each resident will have access to a lockbox for their personal medication and belongings.
4. Medical marijuana is only allowed on the property in an edible form. Tenants that have been prescribed medical marijuana in any other form may not partake on the Premises – they must leave the Premises to administer their necessary dose of medical marijuana. Medical marijuana shall not be shared with other Tenants regardless of the circumstances

**Earthquake/Fire/Natural Disasters:**

1. In the case of earthquake/fire/other natural disasters, tenants will leave the house immediately through the nearest exit. Move away from the house and use a cell phone or neighbor’s phone to call 9-1-1.
2. In the case of fire, call 9-1-1

**Shared Housing Considerations:**

1. Tenant is expected to respect the privacy of roommates and all other tenants residing on the Premises. Tenant shall not touch or utilize other tenants’ personal items without asking permission.
2. **Quiet time is from 8pm – 7am**. Electrical devices and conversations should be kept at a reasonable level during quiet hours. Tenant shall use headphones when listening to personal music devices.
3. Hoarding of personal items will not be allowed. Tenant must maintain a safe and usable path- and use-way throughout the room. Operator may require you to remove or otherwise store items outside of Premises (i.e., storage unit) if hoarding occurs.

**Pest Prevention:**

1. Prior to moving belongings into their shared space, all new tenants are required to wash all clothing and other items.
2. Blynd Essence Ranch manager will inspect all clothing, bedding and other washable items before tenant is permitted to move into their space.
3. If at any point you think you may have bed bugs, notify Blynd Essence Ranch manager or Rizpah Bellard immediately so that they can begin treating the problem.

**Professional Conduct and Behavior:**

*Blynd Essence Ranch houses a group of adults living together as a family.*

1. Tenants are expected to treat each other like family; with dignity and respect at all times.
2. Abuse and harassment will not be tolerated.
3. No sexual conduct within Blynd Essence Ranch.
4. No fighting or abusive language.

 **Livestock/Farm Animals:**

1. Bestiality is prohibited.
2. Always use caution when working with the animals.
3. No children are allowed near the animals, unless accompanied by Rizpah Bellard or House Manager.

# Rule Violation:

All tenants are expected to follow the House Rules while residing at Blynd Essence Ranch. A copy of these rules is posted in the dining room for your convenience. Breaking any of the house rules may result in your eviction from Blynd Essence Ranch.

# Grievance/Complaint Procedures:

Grievances and complaints may be brought to Rizpah Bellard either verbally or in writing. Rizpah Bellard will respond to the grievance or complaint within 24 hours. If the issue is still not resolved, Rizpah Bellard will inform tenant of recommended actions.

# I, ­­­­ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, agree to these house rules and have received a copy for my records.

Tenant Signature Date