Hello and Welcome to the “Good Pirate Program”
An Orientation to Off-Campus Living at East Carolina University

Courtesy of
The Center for Off-Campus and Community Living
Introduction

• This presentation is designed to inform you about living in the city of Greenville.

• In the Good Pirate Program, you will be provided education on:
  – Being a good Neighbor
  – Greenville City Ordinances
  – Rights and responsibilities as a Tenant
Being a good Neighbor
(and learning about possible areas before moving in)

Meet the people who are your neighbors; see who they are.

- Introduce yourself to your neighbors (especially the permanent residents). Start a dialog.
  - Find out if they share the same day-to-day schedule as you do.
  - Maybe you’ll want to develop a plan to solve and work out problems that may occur.

- Get a sense for what the area is like at night (and on the weekend).
• There **CANNOT** be more than three unrelated people living together in a single-family dwelling, (this **includes** houses). Some apartment complexes are zoned as multifamily dwellings. Greek Life houses are zoned differently as well.

• If you are in a house, do not allow your landlord to tell you that it is okay to have 4 or more people living there and those beyond 3 don’t have to sign the lease. This can cause fines and evictions.

• What **is** okay is if you, your sibling and 2 others want to live in a house, you can. But not you and 3 others.
City Ordinances - Noise

• The Noise Ordinance is enforced at all times, particularly between 11pm and 3am. This includes: human vocal sound (talking or yelling), animal sound (barking), and amplified sound (stereo or bands).

• The city offers an “Outdoor Amplified Sound Permit,” at the Police Dept. if needed. Failure to adhere to the noise ordinance will result in warnings and citations.
Greenville Animal Control enforces a **24-hour leash law** stipulating that a dog owner must maintain physical control of a dog by means of a chain or leash when the dog is not on its owner’s property.

- The law also stipulates that it is unlawful to permit a dog to urinate or defecate on a lawn or property that does not belong to the dog owner. So, make sure to pick up after your dog.
- Failure to adhere to the leash law will result in a Civil Citation issued to the dog owner.
City Ordinances – Trash & Recycling

• If you live in a house, find out if you or your landlord will be providing a trash can with a lid.
• The City of Greenville provides residential garbage & recyclable collection. Trash receptacles may be placed at the curb no earlier than dusk on the evening prior to scheduled collection and emptied receptacles must be removed no later than daybreak of the day following scheduled collection. (City’s Public Works Dept.)
• If you live in an apartment complex, commercial dumpster service must be provided.
• It is illegal to throw or deposit upon any street or sidewalk, or upon any private property, any type of litter or household trash. Handbills or flyers that are posted on poles and trees are a form of organized litter.
City Ordinances - Lawn

• If you are living in a house, you need to know:
  – Grass or weeds on any lot that have grown to a height in excess of 10 inches constitutes a violation and may be cut by the City after proper notice with all costs billed to the owner. This is a health code violation.
  – Work out an arrangement with your landlord regarding lawn care (either done by you, the tenant, or them).
City Ordinances - Parking

- **Street parking:**
  - Be sure to **read all parking signs** along these streets to prevent being ticketed or having your car towed (resulting in a **FINE** up to **$130**).
  - **Two-hour time limit ZONE** (you cannot park, go to a class, come back, and move your car to another space in the zone) The City Parking enforcement keeps a close eye on the area close to campus.
    - You may be towed if you simply move a car to another spot in the same zone.
  - Some streets **DO NOT** allow parking at all.

- **Campus Parking:** To park on Campus, it is mandatory that you get a parking permit from ECU Parking & Transportation office (252-328-6294).
Tenants’ Responsibilities

• **The Lease**: North Carolina Property Association’s standard lease is 12 pages long.
  - You NEED to READ and UNDERSTAND the Lease. This is a legally binding contract.
  - Know if you are signing for a lease by the bedroom or by the total unit.
  - Know the term of the lease. And what happens if you do not renew your lease.
    - Terms of lease possible are generally: 6, 9, 10, 12 months or by semester. However, most will be 12 month leases.
  - If you do not understand the lease terminology ask your Landlord/Property Manager or Student Legal Services (252.737.1067).
    - Understand what “jointly and severally liable” is.
    - Understand what a “guarantor” is and why they are signing.
Tenants’ Responsibilities

• **Paying Rent**
  – Understand how much the rent is and if you can afford it for the complete term of lease.
  – Know what is included (cable, internet, allowedance electricity, phone, and/or nothing) in the rent.

• **Care of the property**
  – Maintenance
    • See and know all maintenance responsibilities in the lease.
    • Tenants are responsible for the cleanliness of the property.
    • Any damages to the property (that are not the cause of normal wear and tear) can be subtracted from deposits.

• **Pets**
  – Know if pets are allowed. Tenants can be evicted from property for housing pets if pets are not allowed in the lease.
  – Most properties request a pet fee (either by month or at start of pet on property).
Questions and Contact Information

The Center for Off-Campus and Community Living is here to assist any students, faculty, staff, and parents with their off-campus living needs.

Please see the Resources section of the site for more information, & contact us:
Phone: 252.328.2847
Email: snrf@ecu.edu
AIM: ECUOffCampus
Website: www.ecu.edu/studentlife/offcampus