



THE UCLA/WESTWOOD BAYIT STATEMENT OF ASSOCIATION AND SUMMER LIVING CONTRACT

THIS IS A CONTRACT BETWEEN YOU AND THE UCLA/WESTWOOD BAYIT. By entering into this UCLA/Westwood Bayit Statement of Association and Summer Living Contract you are agreeing to become a member of The UCLA/Westwood Bayit, an unincorporated association consisting of the current residents of your home at 619 Landfair Avenue. The UCLA/Westwood Bayit was started in 1974 by 23 Jewish students who banded together to rent a former fraternity house at 619 Landfair, named it "The Bayit" (which means "Home"), and in it created a Jewish community imbued with the spirit of "chevra" (teamwork, cooperation and friendship). This founding spirit is as important today as ever.

The UCLA/Westwood Bayit collectively leases the Bayit from The Bayit Project, Inc., a non-profit organization run and governed by unpaid volunteers. Its members -- many of them former Bayit members -- have undertaken in the charity's mission statement to:

Provide a residential Jewish community in the vicinity of UCLA for Jewish college students;

Strengthen a commitment to Judaism and such qualities as personal and campus leadership, mutual support, and respect for Jewish pluralism;

Observe Shabbat and kashrut in the public spaces of the Bayit and to increase the residents' understanding of and commitment to these and other Jewish practices (e.g., holiday observance, study, and prayer) in manner respectful of the diversity of the Bayit community; and

Work cooperatively with other campus Jewish groups.

The hope for each Bayit resident ("Bayitnik") is that life at the Bayit will encourage personal growth, strengthen relationships with others at the Bayit, and encourage community involvement.

The Bayit is a community whose members rely on one another. To enjoy the rewards of living in the Bayit community you must support it by: (1) promising to do the chores which sustain it physically; and (2) committing to an attitude that maintains the Bayit's community spirit.

Below is a list (developed based on the experience of previous Bayitniks) of the commitments you must make and honor in order for the Bayit community to function effectively.

I. Agreement to Join the UCLA/Westwood Bayit.

1. I agree to become a member of the UCLA/Westwood Bayit.
2. I agree to enter into a lease with the Bayit Project, the owner of the property at 619 Landfair Avenue, Los Angeles, California. I understand that all other Bayitniks (those living at this address) will be entering into the same lease while they are living at the Bayit.

II. Commitments as a Bayitnik.

1. I agree to do avodah (housework chores) as scheduled. These responsibilities may include, among other things, shopping for food and household goods and supplies, preparing meals, cleaning the kitchen, bathrooms, yard and other public areas, putting out the trash, and such other jobs as may be necessary to help the Bayit function.
2. I agree to respect others' ideologies (such as vegetarianism) and levels of Jewish observance (such as Shomer-Shabbat).
3. The Bayit's pluralistic spirit of respect and accommodation is expressed in its general rule that the standard of kashrut for the kitchen, dining room and other common areas is set so that the most observant Bayitnik is comfortable, while each resident (or pair of residents collectively in a double room) is allowed to make a private decision about Kashrut in his or her own room. At a minimum, the Bayit observes the following standards of kashrut: (1) separation of dairy and meat; (2) separation of dairy and meat utensils; (3) use of kosher meat and other products; and (4) the observance of a no cooking policy on shabbat and on Jewish holy days. I will not bring unkosher food into the Bayit's community spaces, and I agree that I will inform the Bayit's kashrut committee immediately of any breaking of the kashrut rules so that problems with kashrut can be quickly corrected.
4. When using the Bayit's public areas, I will abide by such rules as the Bayitniks may agree on concerning Shabbat and holy day observance, such as no television, radio, turning lights on and off, or smoking.
5. I will pay my rent, food, utility and other bills on time to the Gizbar (Treasurer). If I anticipate any problem in paying on time, I will inform the Gizbar immediately and arrange a payment schedule acceptable to the Bayit and the Bayit Project.
6. I agree to respect Bayit rules, such as those regarding parking and quiet hours.

7. I will clean up my own mess in any community space.
8. I agree to take responsibility for any damages I cause to the Bayit, its furnishings and fixtures.
9. I will try to keep in mind that what I do affects the other people living in the Bayit.
10. I will participate enthusiastically rather than grudgingly.
11. I will aim for a high standard of excellence in what I do for the Bayit.
12. I will work to preserve shalom-Bayit (peace in the house). I will use tact when I speak with another Bayitnik.
13. I will try to recognize when the pursuit of my own needs runs counter to the integrity of the community, and remain open to compromise.
14. I will try to communicate directly with other Bayitniks about complaints or problems I have.
15. The Bayit is my home; the other Bayitniks my family. I will try to treat them that way.

III. Enforcement of Commitments.

I understand that my failure to honor my Bayit commitments would be a serious matter. My failure to honor my financial obligations could endanger the UCLA/Westwood Bayit's lease or its ability to buy food or pay utilities. My failure to do avodat, or to do an incomplete job of my assigned chores, could cause sanitation or health problems and would in any event seriously erode the Bayit's community spirit.

I agree to deposit the sum of \$300 with the UCLA/Westwood Bayit Gizbar (Treasurer) as a monetary guarantee that I will honor my Bayit commitments. While penalties should rarely have to be imposed, I understand and agree that failure to live up to my commitments to the house and my fellow Bayitniks may result in fines, and serious or repeated infractions of the terms of this Bayit Living Contract, in addition to other remedies, may lead the UCLA/Westwood Bayit or the Bayit Project to terminate my right to reside at the Bayit.

I understand and agree that the UCLA/Westwood Bayit and the Bayit Project will apply the following penalties.

1. The first time I fail to honor one of my commitments to the Bayit (such breaches to be determined by the Bayit's resident advisor), I will receive a warning.
2. The second time I fail to honor one of my commitments, a \$25 fine will be deducted by the UCLA/Westwood Bayit from my \$300 security deposit.
3. The third time I fail to honor one or more of my commitments, an additional \$50 fine will be deducted from my security deposit and I will be put on notice that I am subject to removal in the event of an additional failure to honor my commitments.
4. If I fail to honor one or more of my commitments a fourth time, the remaining \$175 of my \$300 deposit will be forfeited to the UCLA/Westwood Bayit. The UCLA/Westwood Bayit will vote on my continued membership and residency. My membership and residency may be terminated by a vote of two-thirds of the UCLA/Westwood Bayit's members. If I am allowed to stay, I agree that I will immediately deposit an additional \$300 with the UCLA/Westwood Bayit. This \$300 will be forfeited to the Bayit on the next occasion, if any, that I fail to honor a commitment.
5. The Bayit Project reserves the right to terminate my residency immediately at any time in the event that I commit a serious breach of my commitments or membership or engage in conduct threatening the health, safety or property of others.

In the event that I am asked to leave the Bayit, I will move out of the Bayit within two weeks of notice of the termination of my rights to reside at the Bayit, and my obligation to pay rents and utilities will continue until the earlier of: (1) the end of the month following the month in which I move out of the Bayit; or (2) the date on which a new Bayitnik moves into the Bayit in my place.

I hereby acknowledge having read and understood this UCLA/Westwood Bayit Year 2019 Statement of Association and Summer Living Contract, and will abide by its terms.

Date

Name

Signature