

House Rules: Zero Tolerance Policies

- 1. Drug and Alcohol Use:** Absolutely no use, possession, or distribution of drugs, alcohol, or related paraphernalia.
- 2. Stealing:** Theft of any kind, including food without permission, or tampering with locks/keys is prohibited. Legal charges may be filed.
- 3. Destruction or Vandalism:** Residents are financially liable for any damage to Serenity Retreat property or fellow residents' belongings. Legal charges may be filed.
- 4. Sexual Behavior or Harassment:** No sexual language, harassment, or behavior with staff or residents is allowed.
- 5. Physical or Verbal Altercations:** No physical confrontations, verbal threats, or possession of weapons. Violation will result in discharge.
- 6. Medication Compliance:** Medications must be taken as prescribed and not shared, sold, or misused. Prohibited medications include Ritalin, benzodiazepines, and others specified by staff.
- 7. Reporting Violations:** Residents must report any rule violations by others to staff. Failure to do so will result in accountability measures.

Visitor Rules:

- Visitors suspected of substance use will be asked to leave immediately and may be permanently banned.
- Minors, family members, and visitors must vacate the property between 9 PM and 6 AM unless dropping off a resident.

Resident Responsibilities

1. Living Environment:

- Keep rooms and common areas clean.
- Beds must be made when unoccupied.
- Complete assigned chores, with all tasks finalized by Sunday at 6 PM for inspection.

2. Employment and Daily Activities:

- Secure employment, education, or volunteer placement within 30 days of admission.
- Unemployed residents must leave the property by 9 AM and return after 2 PM on weekdays.

3. Behavior and Conduct:

- Adhere to curfew based on phase status:
 - **Phase 1:** 11 PM daily
 - **Phase 2:** 12 AM (Sun-Thu) | 1 AM (Fri-Sat)
- Avoid loitering in front of the property.
- Dress appropriately and maintain good hygiene.

4. Prohibited Actions:

- No overnight guests or opposite-sex visitors inside the property.
- No tattooing, piercing, or financial agreements between residents.

5. Mandatory Meetings:

- Attend 12-step meetings as required
- Secure a sponsor within the first 7 days and actively work the 12 steps if a required part of your recovery plan
- Participate in weekly house meetings as scheduled by the manager.

Property and Maintenance Policies

1. Vehicle Regulations:

- Provide proof of insurance and a valid driver's license for cars parked on the property.
- Unregistered or uninsured vehicles may be towed at the owner's expense.

2. Household Items:

- Residents must supply personal and cleaning items, including:
 - Laundry detergent, toilet paper, food, and hygiene products.

3. Damage Accountability:

- Residents are responsible for damage they cause to property or furnishings.

4. Thermostat Settings:

- Thermostat settings are not to be adjusted below 72°F. Violators will bear the electric bill for that cycle.

Drug Testing and Searches

1. Drug Testing:

- Residents must comply with drug/alcohol tests when requested.
- Positive tests or refusal to test will result in discharge.

2. Search Policies:

- Random searches may include personal belongings, vehicles, and resident rooms.

3. Prohibited Items:

- Refer to the Hazardous Items Search and Seizure Policy for a complete list.

Hazardous Items and Search Policy and Procedures

Policy: Serenity Retreat Behavior Focus Home will conduct hazardous item searches (health and welfare searches) periodically to ensure compliance with house guidelines and community safety. Serenity Retreat Behavior Focus Home will also inspect all incoming residents' person and belongings with the resident's consent (including resident's vehicles) for any contraband deemed inappropriate for the Serenity Retreat Behavior Focus Home community. If a resident fails to give consent to search said resident's property, they will either not be admitted into the community or discharged from housing. Residents do not have to be present during the searching of their property. A resident's vehicle is also subject to search if suspicion is warranted.

Procedure: Serenity Retreat Behavior Focus Home will search its housing and resident belongings for items not approved for the residence. Prohibited items include, but are not limited to:

- Drugs or Mind or mood-altering substances such as:
 - Alcohol
 - CBD products
 - Kratom/Kava
 - Steroids
 - Drug paraphernalia
 - Weapons
 - Prescription medications not labeled with the resident's name

Conditions for Searches:

1. Randomly
2. Upon admission to Serenity Retreat Behavior Focus Home
3. Suspicion of relapse
4. Information suggesting the resident may be engaging in illegal, suspicious, or dangerous activity

House Privileges and Consequences

1. Privileges:

- Residents in **Phase 2** may apply for overnight passes (max 2 nights per week).

2. Consequences for Violations:

- **1st Incident:** Verbal warning
- **2nd Incident:** Written notice
- **3rd Incident:** Written notice with a corrective action plan
- **4th Incident:** Possible dismissal from residence

Provided by Serenity Retreat

1. Included with your rental:

- Bed linens, basic cable, internet, utilities, and general property maintenance.

2. Not Included:

- Cleaning supplies, personal hygiene products, extra linens, and personal items.