**DELTA KAPPA EPSILON, SIGMA ALPHA CHAPTER**

**“DKE HOUSE” STANDARD OF CARE AGREEMENT**

REV 0: August 2022, 2022

1. **DEFINITIONS –**
	1. **DKE House -** represents the property, buildings and furnishings located at 302 East Roanoke Street in Blacksburg;
	2. **Sigma Alpha Properties LLC (“SAP”)–** a duly registered corporation in good standing in the State of Virginia that acts as the Housing Corporation that owns the **DKE** **House. SAP** is a wholly owned subsidiary of the VT-DKE Alumni Assn and is managed by the Board of Directors.
	3. **SAP Representative –** A VT-DKE Alumnus in good standing that has been designated the Board of Directors to represent the interests of SAP.
	4. **Sigma Alpha Chapter –** the current brotherhood
	5. **Brother –** any current student of VT that is a member of the Sigma Alpha Chapter
	6. **Executive Council –** the current leadership team as defined by the Sigma Alpha Chapter
	7. **House Tenant –** a Brothers who has rental lease agreement with SAP for one of the eight bedrooms at the DKE House.
	8. **Tenant Areas –** Those portions of the DKE for the exclusive use of House Tenants. These areas include the *entire* second and third floors in addition to the individual private bedrooms leased to the individual House Tenant. (This also includes use of laundry room, kitchen, and overnight driveway parking privileges.)
	9. **Common Areas –** In general this includes the first floor, basement, and exterior of the building.
	10. **VT-DKE Alumni Assn -**  a duly recognized organization in the State of Virginia consisting of all living DKE Chapter alumni.
2. **OVERVIEW –** The DKE House has been owned by the VT-DKE Alumni Assn/SAP (and predecessor organizations) since purchased in 1968. DKE was/is just the second owner of the property that was built in the 1910’s decade. The DKE House is the primary asset of the VT-DKE fraternity. The property is located in the Historic District of Blacksburg and has a ‘grandfathered’ zoning designation as a Special Use property (allowing for use as a Fraternity). Since 1999, no additional Special Use (Fraternal properties) have been allowed in Blacksburg. The DKE House has zoning for residences for up to 16 persons. Only tenants have the legal right to enter and use the property in accordance with the terms of their respective leases. In addition to providing residences, SAP extends the *privilege* to the DKE Sigma Alpha chapter and its brothers to conduct business and social activities at the property. Likewise, SAP extends this same *privilege* to any, and all, VT-DKE Alumni.
3. **STANDARD OF CARE AGREEMENT** for the privilege of using the DKE House common area facilities has been developed and represents an agreement between SAP and individual Brothers and the Sigma Alpha Chapter as a whole for DKE House privileges.
4. **BY AGREEMENT** - the **Brother,** and the **Executive Council** (representing the fraternity as a whole) agree to the following DKE House Standards of Care in return for certain *privileges* to enter and use the common areas of the DKE House property. [NOTE: this agreement is separate and above the internal policies of the Chapter and the Chapter by-laws, and is between SAP and Brother/Chapter for privileges to enter and use the DKE House property]
	1. **STANDARDS OF CARE**
		1. General – all Brothers should treat the property as if they own it. As future alumni Brothers will be Owners.
		2. Cleanliness – The property shall be kept in a tidy condition with all trash promptly and properly disposed of in designated trash receptables. Items too large to fit in receptables need to be properly discarded off premises at the appropriate municipal waste facility.
		3. Guest Responsibility. Brothers and the Chapter are responsible for all guests to the property. The chapter shall be responsible for the actions of any guests that enter the property. Clean up after social events shall be done after the event is over, or the following morning.
		4. Maintenance of a Safe and Clean Property – Brothers will do their best to ensure the DKE House is kept in a safe condition and report any safety issues immediately. Destruction of the property beyond normal wear-and-tear is unacceptable. Violations of this policy will be immediately reported and the involved parties will be held responsible by any means.
		5. The exterior area of the premises is to be held to the same standard as the interior of the house and the yard, porch, driveway areas will be kept clear of trash.
	2. **GENERAL HOUSE RESTRICTIONS**
		1. Legal Activities Only – All Brothers shall abide by the laws of the State of Virginia and VT conduct as outlined in the Hokie Handbook.
		2. Hard Liquor - consumption of hard liquor (e.g. higher than 12% alcohol contents) at the DKE House common areas is prohibited. Social events at the DKE House are prohibited from serving liquor
		3. No Smoking– The DKE House is a no smoking property.
		4. No Open Fires – anywhere on premises. Likewise, no open flames are allowed in the DKE House. Open fires/fireworks on the premises are prohibited.
		5. Kegs are restricted to kitchen, basement, or exterior of the house. No kegs on wooden floored areas of the property
		6. No social functions shall include the upstairs areas including the veranda area of the 2nd floor nor 3rd floor
		7. Roof access is prohibited. No exceptions
	3. **HOUSE TENANTS – USE OF RESTRICTED AREAS**
		1. Only House Tenants may access the second and third floor. Use of second and third floor bathrooms, common areas on those floors are for the House Tenants only and their invited guests. Unless visiting with a House Tenant non-tenant Brothers are not authorized on the second or third floors.
		2. House Tenants have the authority to ask that guests, brother or non-brother, to reduce noise or leave the premises if within the “quiet hours” agreed upon by the house tenants. House tenants have the authority to ask guests, brother or non-brother, to leave the premises during “Finals Week”, if the guest is causing excessive disruption. “Finals Week” is defined as all time between Reading Day and the last day of scheduled finals.
		3. Overnight parking in the DKE House driveway is restricted to House Tenants only. No exceptions
		4. Private use of the laundry and kitchen facilities is restricted to the House Tenants only.
		5. Access to the veranda is limited to Tenants and their invited guests only. In short, a House Tenant brother must be present when other Brothers/Guests are present.
5. **ENFORCEMENT –** SAP will undertake regular inspections of the property accompanied by a representative of the Executive Council to ensure the Sigma Alpha Chapter is upholding the Standard of Care as outlined above.
6. **ACKNOWLEDGEMENT OF TERMS**
	1. By signing below, the **Brother** acknowledges the terms outlined within the DKE House Standards of Use Agreement. Failure to adhere by these terms may result in loss of House privileges including denied or restricted entry privileges, fines, and other actions that SAP may deem appropriate

**Brother :**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SAP Representative:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**