

CARRILLO CORNER EXPECTATIONS **FOR NEW RESIDENT APPLICANTS**

“Carrillo Corner” is a seven-household artists’ live-work community at the corner of 8th Avenue and East 24th Street in Oakland, California.

- **Time Commitments:** Residents will commit time monthly (estimated 5-10 hours) to participate in resident meetings, regular building maintenance and other tasks
- In keeping with our co-operative model, this is a requirement of living in Carrillo Corner
- **Conduct:** Random Acts of Kindness are encouraged and rewarded by neighbors and the cosmos
- **Meeting Timelines:** General tenant board meetings take place on the third Wednesday of each month from 6:30 - 8pm. Your attendance is extremely important at every meeting
- **Meeting Etiquette:** Respectful and Kind discourse please refer to Decision Making / Etiquette Doc
- **Sidewalk/TreeWells:** Regular clean up of sidewalk and tree-wells directly outside of units by unit dweller/s
 - Each tree well’s “custodian” is the unit nearest to them.
 - Items dumped in the tree wells are also the responsibility of the custodian

A Few Important Rental Agreement Details

- **Interior Improvements:** All Architectural interior improvements must be approved by OakCLT (whether or not involving structural integrity within Code and Permitting guidelines). Changes to interior painting and removable furniture are fine without approval.
- **Exterior Improvements:** Any improvements to the outside building painting/tiling/planters must be approved by members and by OakCLT.
- **Appliances:** Basic Appliances are maintained by OakCLT / property manager.
 - Washers/dryers are not maintained by OakCLT / Property Manager.
- **Subletting Policy:** No subletting is allowed – see regulatory and Rental agreements*
- **Guests:** Limitations on quantity/duration of guest stays: Guests may stay up to thirty (30) days in any six-month period. OakCLT must give prior written consent for guests over 30 days. – see regulatory and Rental agreements*
- **Pets** are welcome
- **Quiet Times:** Residents maintain general quiet hours from 10PM-9AM on Weekdays And from 10PM - 10AM on weekends. Loud music, parties and other neighbor impacting behaviors should take place outside of these hours!
 - We Make Exceptions for Special Events: Performances, Openings etc - with adequate notice to the group (and inviting your neighbors is always a good practice)

**If selected for the unit through the lottery, top applicants will have an opportunity to review the rental and regulatory agreements.*