



جامعة الملك عبد الله
للعلوم والتقنية
King Abdullah University of
Science and Technology

Accommodation
Services

KAUST Residential Environment Community Standards



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1.0 INTRODUCTION

- 1.0.1 The social success of the KAUST residential community, significantly depends on an understanding of the requirements that guide our residents' interaction with the residential environment.
- 1.0.2 The Service has adopted the Residential Environment Community Standards to enhance the quality of living for all residents. Without these standards and enforcement means, there will be a downgrade of the overall KAUST residential environment.
- 1.0.3 These standards are monitored through regular Accommodation Services community walkthroughs and apply to all KAUST residents. They are enforceable, will be updated periodically and do not supersede or change the requirements of the KAUST Housing Agreement.
- 1.0.4 KAUST residents are responsible for adherence to the standards, and sharing a current copy of these standards with all unit occupants.

1.1 Definitions

Common Areas

Common areas are those outside defined unit lines and backyard fence, Including recreation areas, walkways, lawns, and landscaping. In apartment buildings these include elevators, lobbies, corridors, landings, and common walkways.

KAUST Resident Unit Area

KAUST resident unit areas are the assigned unit, exterior and interior surfaces of

perimeter walls, ceilings, floors, roofs, windows, and doors of each unit.

KAUST Resident

All occupants of the KAUST residential environment with a formal affiliation to KAUST. All standards therefore apply to all occupants.

Home Improvement Program

Process through which resident-led proposals are assessed for their impact on the overall look and feel of the KAUST residential environment, impact on visual amenity and overall impact on existing KAUST operations in the residential environment.

Electric and Motor-Powered Vehicle

Any wheeled vehicle, not requiring vehicular registration, which utilizes battery power to fully or partially propel its operator, including, but not limited to, electric skateboards, scooters, bikes, hoverboards, Segways, etc. This definition does not include assistive devices such as motorized wheelchairs.

Abandoned Vehicle

Nuisance vehicles including:

- dilapidated cars that still bear license plates but appear unsafe
- vehicles that emit noxious smoke
- cars being repaired in common areas
- inoperable vehicles associated with a unit or in common areas
- temporarily abandoned vehicles that break down in common areas as repairs are arranged
- derelict vehicles retained for spare parts

1.2 Abbreviations

AS	Accommodation Services
HIP	Home Improvement Program



2.0 NEIGHBORHOOD APPEARANCE

- 2.0.1 Responsibility for monitoring the maintenance of all structures and grounds, which form a part of the unit falls on a resident. This responsibility impacts upon the visual character of the unit and neighborhood, and in some cases, safety.
- 2.0.2 All alterations, modifications or additions to the exterior of a unit and communal residential environment must have Accommodation Services (AS) approval.

2.1 Clothing and Laundry

- 2.1.1 Clothing, laundry or washing shall not be aired or dried in any part of the unit, in public view. Hanging clotheslines is therefore not permitted outside a unit and/or any area visible from adjoining properties or the common area.
- 2.1.2 This does not prevent a resident's ability to use a clothesline or drying rack in a backyard or outdoor space designated for the exclusive use of the unit occupants, provided it is not visible from the street scene.
- 2.1.3 A clothesline includes a cord, rope, or wire from which laundered items may be hung to dry or air. A drying rack is an apparatus from which laundered items may be hung to dry or air. Therefore, a balcony, railing, or other part of the unit structure or building may not be used as a clothesline or a drying rack.

2.2 Exterior Painting

- 2.2.1 All exterior color changes are not allowed including repainting or staining any portion of a unit's exterior.

Clothing
& Laundry

Exterior
Painting

Building
Trellises

Waste

Notices
& Signage

2.3 Fences

2.3.2 Fencing at KAUST separates units, provides security, visual privacy, or defines space. Front yard fences are not permitted. Existing side yard fencing should retain the standard stain approved and be of KAUST approved design. Residents must allow open access to the backyards of the units whenever necessary for repairs or any inspections.



2.4 Patio Doors (Harbor Only)

2.4.1 KAUST residents submit a HIP request for approval to install a patio door. The doors must be of the standard approved design and will be adopted following a resident's departure from the unit.



2.5 Recreation and Play Equipment

- 2.5.1 Residents often express interest in swing sets, basketball backboards, playhouses, etc. Most of this type of equipment available commercially is creatively designed.
- 2.5.2 In seeking to reconcile the need for play equipment with the goal of minimizing its visual impact:
- Recreational and play equipment is restricted to back and side yards or non-front yard outdoor space
 - Fenced patio space designated for the exclusive use of the unit occupants
 - Basketball hoops are not permitted in front yards
- 2.5.3 Any damage or injury incurred from the use of play equipment is the responsibility of the resident.
- 2.5.4 Any proposals outside these areas and other permanently installed recreational structures not mentioned require assessment through the HIP process.



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2.6 Building Trellises

2.6.1 Resident installations such as hanging baskets or hammocks that have any impact on the load bearing capacity of trellises and/or supports are not allowed, to ensure that the building is used in a safe manner minimizing any potential risks to residents.

2.6.2 Existing trellises in our units serve a decorative purpose and are not designed to support any additional weight or resistance.

2.7 Waste

2.7.1 Waste shall be segregated, collected and stored in covered designated waste receptacles and not solely in plastic bags.

2.7.2 The storage of waste and recycling bins outside the area defined for the purpose is not allowed.



2.8 Notices and Other Signage

2.8.1 Posting of notices, advertisements, signage etc. are not permitted as they relate to private activity as they impact the residential character of the building, neighborhood and adjacent neighbors. The following requirements must be met:

- No sign or other advertising device of any nature shall be placed on any residential unit or community structure such as lamp posts, building walls etc
- No front yard storage of private activity related materials is allowed
- No front yard installations of a recurring in-unit activity



3.0 RESIDENTIAL INSTALLATIONS

- 3.0.1 Installations to the front of the unit and common areas, or relatively permanent additions are not allowed except as authorized by AS. This includes and is not limited to external front walls, patios, balconies, and front walkways.
- 3.0.2 Permission to introduce long-term external installations must be requested through the Home Improvement Program attaching any additional specifications.

3.1 Exterior Decorative Objects and Holiday Decorations

- 3.1.1 In general, exterior decorative objects are not permitted in front yard grassed areas.
- 3.1.2 Assessed on a case-by-case basis, items such as outside decorative low-voltage solar lighting to enhance beds or trees should be positioned on paved areas on private walkways (does not apply to communal walkways to unit entrances).
- 3.1.3 Any items that do not fall within the accepted criteria for front yards, should be located in backyards or outdoor space designated for the exclusive use of the unit occupants.
- 3.1.4 Holiday decorations of recognized celebrations are permitted, however must be removed within 30 calendar days of the event.

3.2 Household water vessels, trampolines

- 3.2.1 Swimming, bathing, or furniture water vessels such as pools, spas, saunas and hot tubs are not permitted on the patios and balconies of all KAUST residential units. Structural and / or flood damage may result from the weight of water.

3.2.2 Limiting high water and energy use as well as the disposal with chemicals, in support of the KAUST environmental stewardship policy which seeks to minimize the adverse environmental impact of our operations and communicate personal responsibility for environmental matters.

3.2.3 Proposals for hot tubs, saunas and pools must go through the HIP approval process. Privacy screening is required for hot tubs.

3.3 Antennas and Satellite Dishes

3.3.1 Exterior antennas and satellite dishes are not permitted.

3.4 Sun Control Devices

3.4.1 Permanently mounted awnings, trellises or other sun control devices require HIP approval. Any request for arbors or trellises will be reviewed on a case-by-case basis and must be located to the side or rear of the unit.

3.5 Storage Sheds

3.5.1 Large storage sheds may not be allowed. HIP submissions are required, and applicants should review positioning relative to existing fencing and shed design with respect to visibility and privacy prior to design or procurement. Sheds must be located to the rear of the unit.



3.6 Window Coverings

- 3.6.1 All windows, sliding doors etc. shall be properly covered with appropriate window dressing. Sheets, blankets, boards, or other such items shall be specifically prohibited. Window dressing shall be of a reasonable quality and shall compliment the unit. Curtains, drapes blinds, KAUST approved standard window filming etc., are recommended.

3.7 Banners

- 3.7.1 Residents may install temporary banners of a reasonable height. Residents are welcome to approach AS if further confirmation or clarification is required. The banners must be properly maintained for the temporary duration. Contentious content as defined by KAUST HR is not allowed.

3.8 Exterior Unit Air Conditioners

- 3.8.1 Exterior ground units and air conditioning units protruding from windows are not permitted.

3.9 Landscaping and Vegetable Gardens

- 3.9.1 No tree, hedge, or shrub shall obstruct sight lines for vehicular traffic. Vegetable gardens should be limited to backyards or non-front yard outdoor space designated for the exclusive use of the unit occupants, provided it is not visible from the street scene.
- 3.9.2 All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth. To ensure the satisfactory restoration of the standardized grassed area, to conform with standardized provision: the affected area shall be restored with an appropriate grass plug mix details shall first be submitted to and approved in writing by the Gardening Services team Please allow for a



minimum three months for the maturity of grass cover.

3.9.3 Any area changed from the formal approved layout will require returning to the original condition at a cost to the resident.

3.9.4 Residents are strongly encouraged to gain an awareness of potentially high costs of restoration before proceeding.

3.9.2 A HIP request is recommended.

3.10 Planting

3.10.1 Special assessment of the impact of trees planted in backyards, including size of mature trees, and how roots affect water lines and underground cables is required. Resident-led planting in front gardens is not allowed outside low-lying shrubs grown along entrance walkways.

3.11 Outdoor Lighting, Electronic Insect Traps

3.11.1 Non-permanent light fixtures under eight feet (8') in the back garden do not require approval. Exterior lighting should be chosen so that it does not light up any area beyond a resident's unit.

3.11.2 Electronic insect traps shall not be installed or maintained in such a way as to cause discomfort to adjacent residents from noise. They may only be operated at those times the immediate area protected by the trap, is occupied by a resident or their guests.

3.12 Barbecue Grills, Grilling, Open flame cooking

3.12.1 Major hazards related to grilling and open flame outdoor cooking can cause significant harm to residential occupants.

3.12.2 Barbecue grills cannot be stored in the front of the unit. They should be placed in a screened outdoor space designated for the exclusive use of the unit occupants when not in use.

3.12.3 Charcoal barbecue grills should not be used or stored on any common areas, balconies, decks, patios, porches, and/or landings or entranceways. Access to



open spaces are available in all neighborhoods to support outdoor cooking and dedicated barbeque facilities are available in some neighborhoods.

3.12.4 Gas barbeque grills are safe and easy to use. It is however essential for all users to read and understand the equipment advice relating to safety. Residents should be mindful of their own and fellow residents' wellbeing and NEVER store gas tanks indoors.

3.13 Cameras and other Surveillance Equipment

3.13.1 In addition to the prevailing advice provided by KAUST Security, any audio or video surveillance equipment including cameras should meet reasonable expectations of privacy. In addition, they should:

- a. not be directed at a neighbor's home
- b. be placed in a private place in your home
- c. only record activity that happens in your home
- d. not pick up audio conversations without consent



4.0 COMMON AREAS

- 4.0.1 Any common sidewalks, driveways, or passageways shall not be obstructed or used by any KAUST resident for any purpose other than entrance to and exit from the units. Any damage to buildings, recreational area or equipment, or any other common area caused by an KAUST resident, his family or guests, or employee contractors shall be at the expense of the applicable KAUST resident.
- 4.0.2 Any damage to the common areas caused by a KAUST resident, child, or children of a KAUST resident or their guests or the guests shall be repaired at the expense of the KAUST resident.

4.1 General

- 4.1.1 Baseball, football, and other ball games shall be restricted to open lawn areas and not allowed in driveways. Damage caused by said activities shall be the responsibility of KAUST resident.
- 4.1.2 Residents are responsible for any common area damage caused by them, or a member of their household, their occupants, their guests, or pets.
- 4.1.3 All residents must promptly repair and maintain their unit to the extent it affects any other unit. All external installations such as doors, windows, water, power, sewage, and gas are to be maintained by KAUST in alignment with prevailing contractual arrangements.

4.2 Refuse Disposal

- 4.2.1 No accumulation or storage of litter or waste of any kind is permitted in any outdoor area in the residential environment. Each resident is responsible for picking up their litter at their unit and preventing and/or reporting to the KAUST Waste Management team any accumulation of windblown debris.

4.2.1 Waste and litter in the common area will have a negative effect on neighborhood outlook and should be deposited inside designated refuse containers. Residents should confirm collection dates, and follow up with Waste Management for the collection of large items placed on road verges for disposal.

4.2.1 Common areas should not form a dumping ground for any debris organic or otherwise. Waste and debris from all open space accumulating from resident usage will be removed as necessary.

4.2.1 Residents are asked to be mindful of additional costs associate with the removal of waste. Voluntary resident and neighborhood cleanup, in addition to controlling litter at the source, is ultimately cost efficient.

4.3 Pets

4.3.1 No animals outside KAUST approved pet ownership shall be raised, bred, or kept in any unit, or in the common areas. All animals shall be the exclusive responsibility of the KAUST resident of the unit. The KAUST resident owner is responsible for cleanup of animal's waste products immediately.



4.3.2 Damage to shrubbery, etc., by animals will be at the expense of the KAUST resident. Control should be exercised over the noise made by pets.

4.3.3 Dog owners are required to curb their pets. In case of an accident, all pet excrements must be removed with scoops from sidewalks, driveways, and green areas.



4.3.4 The relevant KAUST pet regulations require dogs to be kept on a leash or confined within the owner's unit. If any pets become a general nuisance, restrictive action will be taken.

4.4 Stray Animals

4.4.1 Stray animals are known to carry numerous diseases such as rabies, roundworm, ringworm, fleas, and ticks. Although feeding feral cats may come from a good place, the unintended consequences can outweigh the acts of kindness.



4.4.2 Residents are not allowed to feed stray animals in any part of the KAUST residential environment.

4.5 Noise

4.5.1 KAUST residents shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using, playing, or permitting to be used or played sound equipment and any other instruments or devices in such manners as may unreasonably disturb other KAUST residents, occupants, or occupants of other units.

4.5.2 Residents are urged to exercise restraint in using noisemaking tools and appliances between 10.00 p.m. and 8.00 a.m. on weekdays and between 11.00 p.m. and 9:00 a.m. on weekends. Barking dogs shall be controlled by the animal's owner.

4.6 Vehicles and Parking

4.6.1 All unauthorized and/or illegally parked vehicles are subject to removal by KAUST security at a resident's expense. Vehicle owners will be held liable for all costs to repair damages to common areas caused by negligence, repair operations on the vehicle or storage of any combustible, dangerous or otherwise hazardous material on common area (regardless of the type of container).



4.7 Communal Parking Areas

- 4.7.1 Residents should whenever possible park their cars in their garages or dedicated residential parking areas and use common parking areas on a temporary basis. Communal residential parking locations are primarily for the use of guests and visitors any time.
- 4.7.2 Recreational vehicles including, but not limited to motor units, boats, travel or camping trailers shall not be kept in common areas or communal parking areas.
- 4.7.3 Commercial vehicles may temporarily park on or off the streets while making deliveries. Long-term parking of large trucks and vehicles with commercial lettering, including but not limited to vans, trucks, taxi cabs, buses or cars is not allowed in common area parking spaces.
- 4.7.4 Residents and visitors may not use parking lots for the long-term storage of any vehicle.

4.8 Abandoned Bicycles, Personal Electric, Motor Powered Vehicles

- 4.8.1 Vehicles identified as being abandoned or that appear to be abandoned at unit or in common areas will be removed. Retrieval is at an owner's expense.
- 4.8.2 The following factors are considered in classifying a vehicle as abandoned:



4.8.3 Condition, appearance

- a. Body damage, missing or flat tires, missing doors, or other major parts, broken windshields or windows, garbage or other debris inside the vehicle, evidence of fire damage, signs of vandalism, trash accumulating around the vehicle.

4.8.4 Missing or outdated license plates and other documentation

- a. Inspection stickers, local registration decals

4.8.5 Location

- a. Parking in common areas and / or communal parking detrimentally impacting upon other residents' access or ability to park

4.8.6 Length of time at location

- a. Unmoved vehicles in a location over a significant period in communal parking facilities or off-street communal parking

4.8.7 Notification, nonresponse

- a. Stickers or some other warning will be applied to the cars or sent to registered owners before any removal.
- b. If no response is received within a specified period , the vehicle will be removed.

4.9 Suspicious Activity

- 4.9.1 Residents are encouraged to be active participants in neighborhood security. If any suspicious or illegal activity is observed call the KAUST security team on 911 from a KAUST landline phone.

RESIDENTS SHOULD NOT CONFRONT THE PERSONS INVOLVED.



5.0 ENFORCEMENT ACTIONS

5.1 Schedule of Notices

5.1.1 First Approach:

- a. Notification Letter to KAUST resident

5.1.2 Second Approach:

- a. Notification Letter to KAUST resident and Proponent, possible costs

5.1.3 Third Approach:

- a. Notification Letter to KAUST resident, possible costs and formal warning

5.1.4 Reoccurring Approaches:

- a. Enforcement in accordance with actions agreed in consultation with KAUST resident's proponent

5.2 Notes

- 5.2.1 The list remains subject to additions made as required. Any costs applied will relate to the specific circumstances, at the discretion of AS and predicated upon the severity of the concern identified.
- 5.2.2 Residents once identified, are responsible for damage caused to any common area.
- 5.2.3 It is each KAUST resident's sole responsibility to inform their occupants of these Standards. The KAUST resident is also responsible for any and all damage caused by their occupants.
- 5.2.4 Anyone wishing to report an alleged departure from the Standards may do so by contacting AS in writing. The identity of the person reporting will not be disclosed to the KAUST resident involved.

5.3 CONTACTS

Accommodation Services



Maintenance Services



Waste Management



Horticulture Services



Pets in the Community

