

DORMITORY REGULATIONS

of the CU Mlyny and CU Družba Dorms

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Article 1

Subject-Matter

These Dormitory Regulations (hereinafter "the DR"), in accordance with generally binding legal regulations and the Statute of Comenius University Bratislava (hereinafter "CU"), set out the rights and obligations of CU students, CU employees, and other persons (hereinafter "the Dorm Residents") accommodated in the CU Mlyny and CU Družba Dorms (hereinafter collectively "the Dorms"), to whom CU (hereinafter also "the Accommodation Provider") provides temporary accommodation in the Dorms.

Article 2

Accommodation

- 1) If an applicant for accommodation fails to sign the Accommodation Contract by the deadline set by the Dorms, the right to the allocated accommodation (bed) is forfeited. The Director of the Dormitories Section (hereinafter "the Dormitories Director") shall then decide on its occupancy in line with CU's internal regulations.
- 2) An access card is used for entry to the accommodation area; depending on the type of resident, this may be an accommodation card, an ISIC, an employee card, or another activated card (hereinafter "the access card").
- 3) In July and August, the Accommodation Provider primarily offers accommodation to CU students on a commercial basis. If Dorm capacity allows, commercial accommodation may also be provided to other persons.

Article 3

Conditions for Accommodating Other Persons

During the academic year, the Dorms may also accommodate students in forms of study other than full-time study, CU employees and guests, students of other universities, or members of other organisations, provided this does not restrict or disrupt accommodation for students. The decision to accommodate other persons rests with the Dormitories Director.

Article 4

Rights of Dorm Residents

- 1) Dorm Residents have the right to a bed with accessories in the allocated room. Accessories include a duvet and a pillow: bed linen may be borrowed from the Dormitory. The residents are entitled to regular bed linen changes, once every 14 days. Dorm Residents also have the right to use the Dorms' common areas and sports facilities.
- 2) Dorm Residents have the right to use the inventory belonging to the room. The inventory is listed in an inventory sheet, placed in each accommodation unit/room. The inventory is non-transferable. By signing the Accommodation Contract, the Dorm Resident takes over the room inventory. Loss of the inventory sheet is subject to a penalty according to the current price list published on the Dorms' website www.studentskedomovy.uniba.sk.
- 3) Dorm Residents have the right to undisturbed use of the bed and allocated room, primarily for rest, study, and sleep. The Accommodation Provider is not liable for the acts of third parties in the Dorms. Dorm Residents may at any time report any breach of these DR observed in the Dorms (for example,

any activity that objectively prevents peaceful use of the bed and allocated room) by calling the 24/7 SOS line at +421 918 110 055, by email at sd.sos@uniba.sk, or in person at the relevant gatehouse.

The right to undisturbed use of the bed and allocated room does not apply to activities necessary for the proper operation of the Dorms, such as maintenance, repairs, or renovations, which will be duly and continuously announced on the Dorms' website www.studentskedomovy.uniba.sk or by written notice.

- 4) Dorm Residents have the right to use study rooms located in the various Dorm blocks. Study rooms are accessible to all Dorm Residents at any time. The current list of study rooms is published on the Dorms' website, www.studentskedomovy.uniba.sk.
- 5) Dorm Residents have the right to use kitchens located in the Dorms. Persons using kitchens are personally responsible for maintaining cleanliness and for making sure that all appliances are switched off after use. During food preparation, Dorm Residents must remain close to the appliances, monitor the cooking process, and prevent boiling over or the contents boiling dry.
- 6) Dorm Residents have the right to prompt maintenance and repair of reported defects in the accommodation premises, as far as is practicable in technical, economic, and operational terms. This rule does not apply to defects requiring more extensive or time-consuming repair. Defects must be reported by email to mlyny.udrzba@uniba.sk or udrzba@druzba.uniba.sk.
- 7) Dorm Residents have the right to the maintenance and reasonable cleanliness of common areas outside the allocated accommodation units. Any infringements of this right by other Dorm Residents may be reported by email to sd.sos@uniba.sk, mlyny.priestupky@uniba.sk or druzba.priestupky@uniba.sk.
- 8) Dorm Residents have the right to receive visitors in the room in accordance with Article 13 of these DR. The Dormitories Director may, however, impose a temporary ban on visits for hygienic, epidemic, emergency, or other serious reasons.
- 9) Dorm Residents have the right to be transferred to different accommodation:
 - a) free of charge, if the room becomes unsuitable for accommodation (unsuitability is determined by the authorised Dorms employee);
 - b) for a fee, within a specified period and under conditions set by the Accommodation Provider, if the Dorm Resident requests another room or exchanges rooms with another Dorm Resident, subject to a handling fee according to the current price list published on the Dorms' website (www.studentskedomovy.uniba.sk). The fee is paid by both Dorm Residents.
- 10) Dorm Residents have the right to submit comments, suggestions, or proposals concerning dormitory life. These may be addressed to the email addresses of Dorms staff published on the Dorms' website (www.studentskedomovy.uniba.sk). The Accommodation Provider is not obliged to respond if such submissions are not sent from the email address stated in the heading of the Accommodation Contract or from a university email account.

Article 5

Obligations of Dorm Residents

- 1) Dorm Residents are obliged to comply with the laws of the Slovak Republic, other generally binding legal regulations, the Accommodation Contract, these DR, CU's internal regulations, and the Dorms' internal regulations. The Dorm Residents shall follow the instructions of the Dormitories Director, Deputy Dormitories Directors, senior Dorm staff, and other authorised Dorm staff.
- 2) Dorm Residents are obliged to familiarise themselves with the Residents' introductory information on fire protection, safety and health protection, and to observe these instructions throughout the period of accommodation. These regulations are published on the Dorms' website, www.studentskedomovy.uniba.sk.

- 3) Dorm Residents are obliged to familiarise themselves with the evacuation plan and the fire evacuation guidelines of the Dorms, which are displayed on each floor of the Dorms in visible places.
- 4) Dorm Residents are obliged to immediately report any damage to fire protection equipment at the relevant Dorm gatehouse.
- 5) For entry into the accommodation area, Dorm Residents must use the access card at the turnstiles. Where no turnstile access system is installed, Dorm Residents must present a valid access card without being requested to do so by a member of the Porter Service Office.
- 6) Dorm Residents are obliged to comply with the conditions for receiving visitors according to Article 13 of these DR.
- 7) Dorm Residents are obliged to maintain hygiene, order, and cleanliness in the room or accommodation unit, in common facilities, and in the entire Dormitory premises. Under the system of cleaning by residents, Dorm Residents must:
 - daily: take out rubbish, keep the room, unit, and balcony tidy, clean the shared sanitary facilities (washbasins, showers, toilets), clean the cooker and the area around it;
 - weekly: thoroughly clean the room, sweep, dust, mop the floor (including under tables and beds), and clean the floors in the toilet, bathroom, and hallway;
 - monthly: clean the refrigerator and the area underneath;
 - every 3 months: defrost the freezer, if part of the refrigerator.
- 8) Dorm Residents are obliged to protect the mattress, duvet, and pillow from soiling by using bed linen and changing it regularly. If the duvet and pillow are not used, Dorm Residents must protect them from soiling by storing them in a plastic bag. In case of damage or excessive soiling of the mattress, duvet, pillow, or bed linen, Dorm Residents shall reimburse the full replacement cost according to the price list published on the Dorms' website, www.studentskedomovy.uniba.sk.
- 9) Dorm Residents are obliged to prepare the room according to the instructions of authorised Dorm staff before scheduled insect and rodent control treatment.
- 10) Dorm Residents are obliged to make the allocated room accessible at any time to Dorm staff for maintenance, repairs, inventory checks, technical inspections, hygiene checks, and inspections of proper use of the premises under the Accommodation Contract and DR, as well as in extraordinary situations (e.g. insect control treatment, painting). Only authorised Dorm staff shall enter the room.
- 11) Dorm Residents are obliged to save water and electricity, lock all entrance doors, switch off electrical appliances, turn off water, switch off lights, and close windows and balcony doors when leaving the room.
- 12) While in the room but not directly supervising their belongings (e.g. while asleep or using sanitary facilities), Dorm Residents must secure the room by closing windows, balcony doors, and locking all entrance doors. When leaving the accommodation unit, Dorm Residents must secure it against theft by locking doors, not lending keys to others, and not leaving them in accessible places.
- 13) Dorm Residents are obliged to behave in a manner that does not harm the reputation, civic and human dignity of other Dorm Residents, visitors, or Dorm staff, or the good reputation of CU; to be neighbourly; and to refrain from offensive behaviour.
- 14) Dorm Residents are obliged to immediately report the loss or theft of the access card via the SOS line (+421 918 110 055) or by email (sd.sos@uniba.sk), as well as at the Dorms' Accommodation Office, in order to prevent misuse in the accommodation area, dining facilities, or other places where the card serves as a personal identifier. After receiving a temporary access card, Dorm Residents must obtain a new personal access card without delay and return the temporary card to the Accommodation Office.

- 15) Dorm Residents are obliged to protect the keys to the accommodation unit against theft and immediately report their loss to the Accommodation Office. In the event of loss or theft of room keys, the Dorm Resident shall pay a penalty in the amount set in the damage price list published on the Dorms' website (www.studentskedomovy.uniba.sk), regardless of fault.
- 16) Dorm Residents are obliged, if circumstances require, to undergo health-related hygiene measures.
- 17) Dorm Residents are obliged to reimburse any damage caused or pay the contractual penalty in full, in the manner and by the deadline determined by the Dorms.
- 18) Dorm Residents are obliged to comply with the Organisational and Operational Rules of the Integrated Information and Communication System (IIKS) of CU, as amended, and other CU internal regulations governing the use of information and communication technologies.
- 19) Access to the Dorms' computer network is available to each Dorm Resident, who may use it only for the duration of their stay in the Dorms.
- 20) Breach of CU's internal regulations governing ICT use may result in temporary or permanent termination of the connection for the Dorm Resident.
- 21) Obligations of the Dorm Resident at check-in:
 - present an identity card (foreign nationals: valid passport, and if required, visa or residence permit), and where applicable, the access card;
 - present a 3 × 4 cm photograph not older than two years (if no turnstile system is in place);
 - enter truthful information in the Accommodation Contract;
 - familiarise themselves with the introductory information on fire, safety, and health protection;
 - provide contact details (telephone number and email address);
 - submit the signed Accommodation Contract in two paper copies unless electronic signing is available; where electronic signing is available, the student signs the contract through ePeňaženka;
 - pay the accommodation price and deposit within the deadline and in the manner specified in the Accommodation Contract;
 - move in to the allocated room only.
- 22) When moving in, Dorm Residents must follow the instructions of all staff of the Dormitories Section involved in the check-in process under the CU Rectorate's Organisational Rules, and comply with the Dorm Resident's check-in obligations published on the Dorms' website (www.studentskedomovy.uniba.sk).
- 23) Dorm Residents may only move in to the allocated room (the only exception is room transfer according to Article 4(9)).
- 24) Within two calendar days of checking in to their accommodation, each Dorm Resident must verify the inventory against the inventory sheet in the room. Missing or surplus inventory or hygiene issues must be reported in the same period to mlyny.hospodarske@uniba.sk or druzba.hospodarske@uniba.sk, and technical issues to mlyny.udrzba@uniba.sk or udrzba@druzba.uniba.sk. Failure to do so may result in a contractual penalty under Article 11.
- 25) Dorm Residents are obliged to immediately report any discovered technical deficiencies, malfunctions, and damage in the accommodation unit by email to mlyny.udrzba@uniba.sk or udrzba@druzba.uniba.sk. Deliberate or negligent damage in accommodation units/rooms shall be reimbursed in full according to the damage price list on the Dorms' website (www.studentskedomovy.uniba.sk) or actual costs.

- 26) Dorm Residents must report any insect infestation in the room (bedbugs, fleas, etc.) immediately to the Dorm Office of Operations or Accommodation Office. The Dorms shall ensure necessary extermination measures, and Dorm Residents must follow the instructions of authorised Dorm staff.
- 27) Dorm Residents are obliged, upon request of Dorm staff, to present their access card.
- 28) In case of evacuation, Dorm Residents must leave the Dorms' premises and follow the evacuation instructions of Dorm staff, including during drills.
- 29) Dorm Residents' obligations at check-out are to:
- follow the instructions of all staff of the Dormitories Section involved in the check-out process, according to the Rectorate's Organisational Rules and the Dorm Resident's check-out obligations published on the Dorms' website (www.studentskedomovy.uniba.sk);
 - return the accommodation premises to the Accommodation Provider no later than 11:00 a.m. on the last day of accommodation, unless otherwise agreed with the Accommodation Office;
 - return the room, balcony, and common areas of the unit cleaned and tidy, in the condition received, while considering normal wear and tear;
 - return the room with all inventory listed in the inventory sheet. Missing inventory and other damage must be reimbursed upon check-out according to the damage price list on the Dorms' website (www.studentskedomovy.uniba.sk), or, for damage not covered by that price list, the actual costs of repairing the damage or procuring the inventory;
 - personally return borrowed bed linen, room keys, and other borrowed items to the Dorms' administration;
 - pay any arrears for accommodation, contractual penalties, and damages;
 - deregister from the Dorms' Accommodation Office;
 - in exceptional cases, another person may check out on behalf of the student on the basis of a power of attorney, and is fully responsible for returning the premises cleaned, and for settling outstanding debts on behalf of the person being checked-out;
 - ensure that all belongings and personal property are removed from the accommodation premises before handing them over to the Accommodation Provider. If a Dorm Resident fails to check out in accordance with the contractual conditions, he/she must pay a contractual penalty in the amount specified in the Accommodation Contract. If he/she fails to check out even after being requested (the request may be made orally in person, by phone, or by email), the Dorm Resident will be evicted from the premises. An administrative eviction fee according to the price list on the Dorms' website (www.studentskedomovy.uniba.sk) must be paid. All evicted items shall be stored for two months after the date of the eviction, subject to a monthly storage fee according to the price list on the Dorms' website. During this period, the evicted Dorm Resident will be contacted twice, by registered post to the permanent address or by email, to collect their belongings and settle debts. After this period, the Dorms reserve the right to dispose of the stored items.
- 30) Dorm Residents are obliged to prevent excessive wear, damage, or destruction of the allocated premises and inventory, whether by their own actions or by allowing others to do so.
- 31) Dorm Residents are obliged to familiarise themselves with and comply with generally binding regulations and CU and Dorms internal regulations concerning health, safety, hygiene, and epidemic measures, particularly those relating to the occurrence and spread of infectious diseases, including subsequent amendments.
- 32) The Dorm Resident is obliged to comply with the operating rules for the use of study rooms and the atrium of the Couples' Dorms, published on the Dorms' website (www.studentskedomovy.uniba.sk).

Article 6

Restrictions

- 1) Dorm Residents must not allow entry into the Dorms to persons who are not Dorm Residents, nor attempt to enable the illegal entry of a non-resident into the Dorms through the gatehouse entrance area or checkpoints without fulfilling the conditions for receiving visitors as set by the Dormitories Director in accordance with Article 13 of these DR.

Dorm Residents must not jump over, crawl under, or otherwise bypass access control devices in an unauthorised manner. This restriction applies in full also to visitors and other non-residents.

- 2) Dorm Residents must not let a non-resident into the residential section of the Dorms outside the designated gatehouses and checkpoints of individual buildings.
- 3) Dorm Residents must not register or deregister another person on their access card for the purpose of entry to or exit from the residential section.
- 4) Dorm Residents must not lend their access card to another person, because the cards are non-transferable.
- 5) Dorm Residents are obliged to return borrowed keys within 7 calendar days; they must not lend keys to the accommodation premises to another person.
- 6) Dorm Residents must not throw any objects from windows and balconies.
- 7) Dorm Residents must not intentionally or negligently destroy, damage, or soil property administered by the Dorms, nor commit other forms of vandalism (e.g. soiling common areas of the Dorms or the external premises, writing on sports grounds or walls of Dorm buildings).
- 8) Dorm Residents must not move property administered by the Dorms, in particular they may not remove inventory from accommodation units/rooms or kitchens, rearrange or dismantle furniture within the room, fasten clotheslines to the inventory, move furniture or mattresses to balconies, paint walls or furniture of the unit/room without authorisation, or damage walls by affixing posters, etc. to them.
- 9) Dorm Residents must not, pursuant to Act 377/2004 and Rector's Order No. 3/2017 on the prohibition of smoking at CU, smoke in any buildings or premises of the Dorms. Detailed information is available at www.soi.sk. The smoking ban applies to all forms of tobacco products and methods of their use.
- 10) Dorm Residents must not interfere with the electrical installation of the building and electrical equipment.
- 11) Dorm Residents must not store bicycles, furniture, drying racks, shoes, or other personal items in emergency escape routes, i.e. in corridors, staircases, lobbies, or balconies (this prohibition does not apply to balconies at CU Družba).
- 12) Dorm Residents must not damage, remove, or put out of service safety and protective devices (e.g. fire extinguishers, fire hydrants, fire alarms, lifts, etc.).
- 13) Dorm Residents must not carry out work which may cause a fire and which requires professional competence regulated by specific legislation.
- 14) Dorm Residents must not accumulate excessive amounts of paper and other flammable materials in the accommodation premises, unless necessary for study and basic needs.
- 15) Dorm Residents must not use matches, candles, or otherwise engage in activities involving open flames anywhere in the Dorm premises.
- 16) Dorm Residents must not use electric cookers outside the designated kitchen areas.

17) Dorm Residents must not use private electrical appliances in the unit/room and Dorm premises except for the following:

- computer, laptop, Wi-Fi router (unless Wi-Fi is provided by the Accommodation Provider),
- hairdryer/flat iron, which can only be used in the bathroom,
- radio,
- desk lamp.

Dorm Residents must not connect any appliance to the socket strip installed above the desks in the room, except for a computer, laptop, mobile phone charger, or a desk lamp.

18) If Dorm Residents wish to use a private electrical appliance not listed above, they may apply for permission under the conditions published on the Dorms' website www.studentskedomovy.uniba.sk.

19) Dorm Residents must not behave or engage in activities that disturb other Dorm Residents in any way. This applies especially to quiet hours between 10 p.m. and 6 a.m. Quiet hours also apply to the entrance hall on the ground floor and the entire external premises of the Dorms.

20) Dorm Residents must not organise any mass events in the residential section (Dorm premises) or participate in them, including in particular parties and similar events that disturb other Dorm Residents.

21) Dorm Residents must not possess, hold, produce, sell, mediate the sale of, or consume narcotic drugs, psychotropic substances, poisons, or precursors in the Dorm premises.

22) Dorm Residents must not carry out unregistered entrepreneurial or other commercial activity in the Dorm premises, nor use the allocated room as an office or warehouse for such activity.

23) Dorm Residents must not possess, produce, sell, mediate the sale of, or hold any firearms, cold weapons, or other life-threatening items in the Dorm premises, except for items and weapons used for sports, leisure, or study-related activities. For this purpose, Dorm Residents must obtain prior written consent from the Dormitories Director and present it upon request to authorised Dorm employees.

24) Dorm Residents may keep or breed domestic or exotic animals in the residential section only with the prior consent of roommates in the accommodation unit/room and with the prior written consent of the Dormitories Director. The Dormitories Director may revoke the consent at any time.

25) Dorm Residents must not allow another person, for payment or free of charge, to use the bed and room allocated to them, nor otherwise provide the allocated place to another person in breach of the Accommodation Contract or these DR.

26) Dorm Residents must not present falsified documents to Dorm staff, provide their document to a third party for accommodation purposes, or present an altered document required for accommodation (e.g. Accommodation Contract, certificate of study, or any other document).

27) Dorm Residents must not falsify (e.g. alter, copy) the access card for the purpose of allowing entry into the Dorms to persons not authorised by the Dorms' management, nor present a falsified access card to Dorm staff.

28) Dorm Residents must not publicly disparage any nation, nationality, its language, race, ethnic or religious group, or sexual orientation.

29) Dorm Residents must not establish, support, or promote sects, extremist groups, or movements in the Dorms.

30) Dorm Residents must not consume or store alcohol to an unreasonable extent in the Dorm premises.

31) Dorm Residents must not prevent their roommates in the unit/room from exercising their rights associated with accommodation under these DR and the Accommodation Contract.

32) Dorm Residents must not enter the roofs of the Dorm buildings.

- 33) Dorm Residents must not accumulate rubbish in the allocated room, accommodation unit, on balconies, corridors, or other Dorm premises.
- 34) Dorm Residents and their visitors must not overload lifts.
- 35) Dorm Residents must not tamper with the belongings of roommates without their knowledge.
- 36) Dorm Residents must not use any entrance other than the official entrance (e.g. balconies, windows, emergency exits, etc.) to enter the residential section of the Dorms.
- 37) Dorm Residents must not enter the balcony/loggia/gallery of the Atrium Houses blocks A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, R, S, T, U, V, or Z.

Article 7

Rights of the Accommodation Provider

- 1) The Accommodation Provider has the right to enter the accommodation premises at any time, even without the knowledge of Dorm Residents, in cases of danger to life or health, imminent risk of damage to property, in order to avert serious threats to public order, whenever there is reasonable suspicion that persons who are not Dorm Residents are staying in the accommodation premises, in cases of other breaches of these DR, when eliminating technical faults and accidents, or when carrying out an inventory of property.
- 2) The Accommodation Provider has the right to evict Dorm Residents, or to store their belongings in a designated area at their expense, if Dorm Residents fail to vacate the accommodation premises (keys, bed, room, and facilities used during their accommodation, e.g. kitchenette, sanitary facilities) on the day of termination of accommodation.
- 3) The Accommodation Provider has the right to carry out inspections of compliance with hygiene and fire safety regulations and of the proper use of the accommodation premises, either in the presence or absence of Dorm Residents. Any deficiencies and breaches of obligations found shall be notified to Dorm Residents after the inspection. The inspecting Dorms employee has the right to take photo evidence of the deficiencies found. In the event that serious deficiencies are identified, Dorm Residents shall be subject to sanctions pursuant to these DR.
- 4) A Dorms employee is authorised to withhold a Dorm Resident's access card if they discover, or have reasonable suspicion, that the Dorm Resident is breaching these DR.
- 5) The Dormitories Director is authorised to declare a ban on visits for hygienic, epidemic, emergency, or other serious reasons.
- 6) The Dormitories Director reserves the right to provide a Dorm Resident with a bed in a room other than the one allocated, or to relocate the Dorm Resident to another room for reasons related to health, safety, hygiene, epidemics, renovations, operational aspects, or other serious reasons, or for the purpose of more efficient use of accommodation capacity.
- 7) The Dormitories Director has the right to deny entry to the accommodation section of the Dorms to a non-resident who breaches these DR, with such measure being applicable for a period of one day up to one month, depending on the nature and seriousness of the breach.

Article 8

Obligations of the Accommodation Provider

- 1) The Accommodation Provider is obliged to hand over the accommodation premises to Dorm Residents in a condition fit for proper use.

- 2) The Accommodation Provider is obliged to ensure Dorm Residents proper and undisturbed exercise of their rights associated with accommodation under the conditions laid down in these DR and in the Accommodation Contract.
- 3) The Accommodation Provider is obliged to inform Dorm Residents in advance of works on Dorms equipment and in the Dorms premises which limit the proper use of the Dorms or the undisturbed exercise of rights associated with accommodation under these DR and the Accommodation Contract.
- 4) If Dorm Residents lose their keys to the accommodation premises or if the keys are stolen, the Accommodation Provider is obliged to arrange for the replacement of the lock cylinder in the relevant room after payment of the fee according to the valid price list published on the Dorms' website www.studentskedomovy.uniba.sk.
- 5) At the request of Dorm Residents, and depending on its operational capacity, the Accommodation Provider shall arrange, for a fee, the emergency opening of the accommodation premises.

Article 9

Method of Payment and Due Dates of Accommodation Fee and Deposit

- 1) Dorm Residents undertake to pay the accommodation fee, the deposit, and the accommodation tax within the deadlines set out in the Accommodation Contract. The accommodation fee is set per bed for one calendar month of accommodation, regardless of the actual number of days of accommodation in that calendar month.
- 2) The method of payment is defined in the Accommodation Contract.
- 3) Dorm Residents are obliged, at the request of the Accommodation Provider, to present proof of payment of the accommodation fee without undue delay.

Article 10

Sanctions

- 1) For the purposes of these DR, a "breach" means a culpable violation of generally binding legal regulations, CU or Dorms internal regulations, the Accommodation Contract, or these DR. Dorm Residents are always responsible for breaches committed by their visitors.
- 2) For breaches committed by Dorm Residents under these DR, sanctions may be imposed. The seriousness of each breach and the related sanction shall be assessed individually according to the gravity, danger, extent, or consequences of the breach, in accordance with Article 11 of these DR.
- 3) The sanctions referred to in paragraph 6(a) and (b) of this Article shall be imposed by a Dorms employee authorised by the Dormitories Director.
- 4) The sanction referred to in paragraph 6(c) of this Article shall be imposed by the Dormitories Director. Before imposing such a sanction, Dorm Residents have the right to comment on the breach. No request for review may be submitted against a sanction imposed by the Dormitories Director.
- 5) When imposing sanctions, the sequence of sanctions under paragraph 6(a)–(c) of this Article shall not be taken into account; after considering the seriousness of the breach, any of the sanctions set out in paragraph 6 may be imposed.
- 6) Sanctions are:
 - a) a contractual penalty in accordance with the Accommodation Contract and Article 11 of these DR,
 - b) a final warning prior to termination of the Accommodation Contract,

- c) termination of the Accommodation Contract combined with the loss of entitlement to apply for accommodation in any CU dormitory facilities for the entire duration of studies at CU or at any other public or private higher education institution.
- 7) The provisions of these DR do not affect the right of CU faculties to impose measures through their own disciplinary proceedings.
- 8) An sanction must be imposed in writing and delivered to the Dorm Resident in the manner specified in Article 14(7) of these DR.
- 9) A Dorm Resident on whom an sanction under paragraph 6(a) or (b) of this Article has been imposed has the right to request in writing a review of the sanction within 8 calendar days of its delivery. The request for review shall be submitted to the Dormitories Director. The request does not have suspensive effect.
- 10) The Dormitories Director, as the appellate authority, shall examine the request for review of the sanction, and if he or she finds it contrary to the law, CU internal regulations, the Accommodation Contract, or these DR, shall amend or annul the decision; otherwise, the request shall be dismissed and the imposition of the sanction confirmed. The Dormitories Director may, in justified cases, amend or mitigate the imposed sanction (in particular the amount of the contractual penalty). The Dormitories Director shall decide on the request for review no later than 30 days after its delivery.

Article 11

Breaches and Contractual Penalties

- 1) In the event of a Dorm Resident's breach of obligations arising from these DR or from the Accommodation Contract, Dorm Residents are obliged to pay contractual penalties for each individual breach (i.e. contractual penalties are cumulative) in the amounts laid down in this Article of the DR and in the Accommodation Contract. The enforcement of the Accommodation Provider's right to payment of contractual penalties does not affect the Accommodation Provider's right to compensation for damage caused by Dorm Residents to Dorms property according to the current damage price list published on the Dorms' website www.studentskedomovy.uniba.sk. In cases of gross breach of the DR by the Dorm Resident, the Accommodation Provider is entitled to terminate the Accommodation Contract.
- 2) Less serious breaches of the DR, contractual penalty of €50.00:
 - a) Overloading a lift by exceeding its permitted operating capacity.
 - b) Failure to comply with rules for using study rooms.
 - c) Disturbing quiet hours between 10 p.m. and 6 a.m. or disturbing other Dorm Residents with excessive noise between 6 a.m. and 10 p.m.
 - d) Unauthorised tampering with the Dorms property (removing inventory from accommodation units/rooms or kitchens, rearranging or dismantling furniture in the room, placing furniture or mattresses on balconies, etc.).
 - e) Unauthorised tampering with the Dorms' electrical installation.
 - f) Ejecting any objects from windows or balconies (including litter or pouring liquids).
 - g) Failure to maintain hygiene, order, and cleanliness in the room or accommodation unit, in shared facilities and premises of the Dorms, and in the entire Dorms premises.
 - h) Soiling Dorms property (e.g. dirtying common areas, the external premises, writing on sports grounds or walls of Dorms buildings, affixing posters or promotional materials to walls, etc.).
 - i) Failure to cooperate with Dorms employees in the performance of their duties.

- j) Use of a temporary access card to enter the Dorm building after its expiry.
 - k) Blocking escape routes by storing bicycles, furniture, or other personal items in corridors, staircases, or lobbies.
 - l) Keeping or breeding domestic or exotic animals in the Dorms without the written consent of the Dormitories Director.
 - m) Failure to report without undue delay deficiencies, defects, or damage in the accommodation premises by email to mlyny.udrzba@uniba.sk or udrzba@druzba.uniba.sk, or to report deficiencies concerning hygiene, bedbugs, or inventory discrepancies by email to mlyny.hospodarske@uniba.sk or druzba.hospodarske@uniba.sk.
 - n) Failure to report without undue delay the loss of keys to the accommodation premises or the access card to the Dorms Accommodation Office.
 - o) Refusal to present one's own valid access card to a Dorms employee when entering the Dorms or anywhere in the Dorms premises.
 - p) Refusal to hand over the access card to the Porter Service staff or a Dorms employee if they find, or have reasonable suspicion, that the Dorm Resident is breaching these DR.
 - q) Use of a mattress, duvet, or pillow without bed linen, or failure to place the duvet and pillow in the protective bag if not in use.
 - r) Unauthorised tampering with the belongings of another Dorm Resident.
 - s) Excessive consumption of alcohol.
 - t) Use of an electric cooker outside the designated kitchenette area.
 - u) Cooking in a kitchenette without supervision, resulting in food boiling over or boiling dry.
 - v) Receiving visitors without the consent of other Dorm Residents present in the same room/unit.
 - w) Lack of consideration towards other Dorm Residents: preventing roommates in the unit/room from exercising their accommodation rights under these DR and the Accommodation Contract properly and without disturbance.
 - x) Refusal of a roommate without a clear justification.
 - y) Failure to comply with instructions when being transferred.
 - z) Connecting any electrical appliance to the socket strip installed above desks in the room, except for a computer/laptop, mobile phone charger, or desk lamp.
- 3) Serious breaches of the DR, contractual penalty of €100.00:
- a) Allowing entry to or exit from the Dorms by another person, or attempting to enable illegal entry or exit of another person through the gatehouse entrance area or other access control device without fulfilling the conditions for receiving visitors as set by the Dormitories Director under Article 13 of these DR.
 - b) Moving from the allocated room to another room (even within the same accommodation unit) without permission of the Accommodation Office.
 - c) Intentionally obstructing Dorms employees in the performance of their duties, e.g. by preventing their entry to a room or otherwise interfering with their work.
 - d) Allowing accommodation in the Dorms of persons who do not meet the conditions of accommodation set by the Dormitories Director under Article 13 hereof.
 - e) Presence of an unregistered person in the accommodation section of the Dorms without proper visitor registration at the control post or the Accommodation Office.

- f) Using any entrance other than the official entrance to the accommodation section (balconies, windows, emergency exits, etc.).
 - g) Handling open flames in the Dorms (candles, matches, grill, etc.).
 - h) Smoking in the Dorms (including electronic cigarettes) or allowing a visitor to smoke.
 - i) Public disparagement of any nation, nationality, language, race, ethnic or religious group, or sexual orientation.
 - j) Establishing, supporting, or promoting sects, extremist groups, or movements.
 - k) Lending an access card or room key to another person, thereby enabling unauthorised entry to the Dorms, or enabling that person to identify themselves to a Dorms employee.
 - l) Breach of obligations related to anti-epidemic measures.
 - m) Failure to vacate the accommodation premises upon termination of accommodation in accordance with these DR and the Accommodation Contract, no later than on the day of termination.
 - n) Presence of unauthorised electrical appliances.
 - o) Failure to adhere to principles of decent behaviour: damaging the reputation, dignity, or honour of other Dorm Residents, visitors, or Dorms employees.
 - p) Repeated breach of an obligation listed among the less serious breaches.
 - q) Failure to comply with the rules of use of the Dorms computer network.
- 4) Gross breaches of the DR, contractual penalty of €150.00:
- a) Possession, holding, production, sale, mediation of sale, or use of narcotic drugs, psychotropic substances, poisons, or precursors in the Dorms premises.
 - b) Carrying out unregistered entrepreneurial or other commercial activity in the Dorms or using the allocated room as an office or storage space for such activity.
 - c) Possession, production, sale, mediation of sale, or holding of any firearms or cold weapons in the Dorms.
 - d) Allowing another person to use the allocated accommodation place, for payment or free of charge, or otherwise providing the allocated place to another person in breach of these DR.
 - e) Destroying or damaging property administered by the Dorms.
 - f) Violent behaviour, physical threats, or verbal or physical coercion towards other Dorm Residents, visitors, or Dorms employees.
 - g) Ejecting objects from Dorms windows or balconies that could endanger the life or health of other Dorm Residents, visitors, or Dorms employees.
 - h) Presenting falsified documents, providing one's own document to a third person for accommodation purposes, or presenting an altered document required for accommodation (e.g. Accommodation Contract, certificate of study, or any other document).
 - i) Forging (e.g. altering, copying) an access card to enable entry to the Dorms by unauthorised persons, or presenting a falsified access card to a Dorms employee.
 - j) Failure to comply with the Dormitories Director's right to relocate a Dorm Resident to another room.
 - k) Entering the balcony/loggia/gallery of Atrium Houses, blocks A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, R, S, T, U, V, or Z.
 - l) Breach of the prohibition on entering Dorms roofs.

- m) Refusal to cooperate during evacuation training or in the event of evacuation (e.g. refusal to leave the Dorms premises, failure to respect evacuation instructions given by Dorms employees, or failure to follow the evacuation plan).
 - n) Repeated breach of an obligation listed among serious breaches.
 - o) Cumulative breach of more than two obligations arising from the categories of "Less serious breaches" and "Serious breaches" of these DR.
- 5) If Dorm Residents fail to pay the deposit, accommodation fee, or accommodation tax within the prescribed period, they are obliged to pay a contractual penalty for each commenced calendar month of delay in the amount and by the deadline specified in the Accommodation Contract, but at the latest upon vacating in the relevant academic year. Otherwise, they lose the right to accommodation in all CU dormitory facilities for the entire duration of their studies at CU or at any other public or private higher education institution.
 - 6) If Dorm Residents fail to vacate the room upon termination of accommodation in accordance with the Accommodation Contract and these DR no later than on the day of termination by 11 a.m. (unless agreed otherwise), they are obliged to pay the Accommodation Provider the €100 contractual penalty under Article 11(3)(m) of these DR and an amount equal to twice the daily accommodation fee applicable at the time of delay, calculated according to the actual number of days of delay.
 - 7) In case of loss or theft of the access card or room keys, Dorm Residents shall pay, irrespective of fault, a penalty in the amount set in the valid price list published on the Dorms' website www.studentskedomovy.uniba.sk.
 - 8) If Dorm Residents do not properly check out or do not settle their financial obligations and contractual liabilities towards the Dorms by the end of the contractual relationship (in particular outstanding accommodation fees, accommodation tax, damages, contractual penalties, etc.), they are not entitled to accommodation in any CU dormitory facility, even if a CU faculty allocates accommodation in the following academic year. Nor are they entitled to accommodation if a final sanction terminating their Accommodation Contract was imposed on them in the past. Outstanding contractual liabilities and damages will be recovered in accordance with the applicable legislation, including, where necessary, through law enforcement authorities or the courts.

Article 12

Termination of Accommodation

- 1) Accommodation ends upon expiry of the term for which the Accommodation Contract was concluded, or by the end of the calendar month in which Dorm Residents end or interrupt their studies at CU or another higher education institution, whichever occurs earlier.
- 2) If Dorm Residents end or interrupt their studies at CU or another higher education institution, they must inform the Dorms Accommodation Office no later than 3 days from the date the change occurred.
- 3) The Accommodation Provider may terminate the Accommodation Contract before the agreed end of accommodation if Dorm Residents grossly violate good morals or otherwise grossly breach their obligations arising from the Accommodation Contract or these DR.
- 4) The Dorms may inform the relevant CU faculty at which the student is enrolled, or the Vice-Rector for Education and Social Affairs, of the termination of the Accommodation Contract with the student.
- 5) If the Dormitories Director terminates the Accommodation Contract under paragraph 3 of this Article, the Dorm Resident loses the right to accommodation in the Dorms and in all CU dormitory facilities for the entire duration of their studies at CU or at any other public or private higher education institution.

- 6) No later than on the day accommodation ends, regardless of how it ends, Dorm Residents must hand over the accommodation premises, the keys, and the basic room equipment received from the Accommodation Provider at check-in, and settle their financial obligations and contractual liabilities towards the Dorms (any accommodation fee arrears, accommodation tax, damages, contractual penalties, etc.). Otherwise, they will not be checked out, and the Accommodation Provider will claim the contractual penalty under the Accommodation Contract and these DR.
- 7) The Accommodation Provider will terminate the Accommodation Contract if Dorm Residents enter the balcony/loggia/gallery of Atrium Houses blocks A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, R, S, T, U, V, or Z.

Article 13

Receiving Visitors

1) Daytime visits; persons not accommodated in the Dorms

- a) Dorm Residents must register their visitor at the gatehouse of the relevant Dorm block. A maximum of 3 visitors per one resident may be registered. Dorm Residents must check their visitors out via the same gatehouse no later than 11:59 p.m. Otherwise, for any visitor remaining in the Dorms between midnight and 7 a.m., Dorm Residents must pay an accommodation fee according to the price list published on www.studentskedomovy.uniba.sk, no later than 48 hours after the visitor is checked out.
- b) Visitors may be received either in the area adjacent to the gatehouse on the ground floor or in the Dorm Resident's room (however, only with the consent of all roommates present in the room/unit).
- c) Visitors who are visibly under the influence of alcohol, narcotic or psychotropic substances, or who behave aggressively and fail to observe rules of decent behaviour, will not be allowed into the Dorms.
- d) On arrival, the visitor must report to Porter Service staff, present a valid ID/passport or an access card for identification and registration, and the Dorm Resident must personally meet the visitor at the gatehouse. If there is no turnstile system, the Dorm Resident must leave their access card at the gatehouse for the entire duration of the visit.
- e) Dorm Residents are responsible for their visitor's compliance with these DR for the entire duration of the visit.
- f) After the visit ends, the visitor must check out at the appropriate block gatehouse, accompanied by the Dorm Resident who hosted the visit. After 11:59 p.m., no non-residents may remain in the Dorms premises, except as provided in paragraph 2 of this Article.

2) Short-term accommodation of visitors; persons not accommodated in the Dorms

Dorm Residents may, under conditions set by the Dormitories Director, provide short-term accommodation for up to 5 nights on a vacant bed in their rooms to university students or other persons. The following conditions must be met:

- a) Accommodation of a visitor requires the consent of all roommates present in the room/unit of the Dorm Resident who is hosting, and must not disturb the accommodation of others in the unit.
- b) Those who had their Accommodation Contract in a CU dormitory facility terminated after an breach are not entitled to short-term accommodation in the Dorms.
- c) Visitors who are visibly under the influence of alcohol, narcotic or psychotropic substances, or who behave aggressively and fail to observe rules of decent behaviour, are not entitled to short-term accommodation in the Dorms.

- d) Dorm Residents are responsible for the visitor's compliance with these DR for the entire duration of the stay. If the visitor breaches these DR (e.g. following a complaint from other Dorm Residents), an sanction may be imposed on the hosting Dorm Resident.
 - e) The Dorm Resident must personally register the visitor at the gatehouse or in advance at the Accommodation Office and must not leave the visitor in the Dorms without being present themselves. If there is no turnstile system, the Dorm Resident must leave their access card at the gatehouse for the entire duration of the visit.
 - f) On arrival, the visitor must present an identity document (ID/passport) to the Porter Service staff.
 - g) An overnight fee per night and per person must be paid in accordance with the price list published on the Dorms' website (www.studentskedomovy.uniba.sk), by bank transfer to the Dorms' account or in cash at the Accommodation Office, no later than 48 hours after the visitor is checked out.
 - h) After the visit ends, the visitor must check out at the gatehouse accompanied by the Dorm Resident. A visit is considered checked out only once the Dorm Resident who registered the visit receives the checkout email.
- 3) Receiving visitors; persons accommodated in the Dorms in a different room
- a) Such visits do not need to be registered at the gatehouse.
 - b) Receiving visitors is subject to the consent of all roommates present in the accommodation unit of the Dorm Resident hosting the visit and must not disturb others.
 - c) Without roommates' consent, a student may receive a visitor only if the roommates are not present in the room at the time of the visit.

Article 14

Miscellaneous Provisions

- 1) The CU Mlyny and CU Družba Dorms constitute academic grounds. Law enforcement authorities have the right to enter the Dorms buildings and premises under the conditions laid down in the Higher Education Act and in the CU Statute. Entry by law enforcement authorities requires the authorisation of the CU Rector.
- 2) In order to prevent the emergence and spread of communicable diseases at CU, the CU Rector is authorised to adopt extraordinary hygiene measures, including closing the Dorms or parts thereof.
- 3) Political parties and political movements are not permitted to establish organisations in the Dorms, to operate, or to promote their activities there.
- 4) Mass events may take place on the Dorms premises only with the consent of the Dormitories Director or a person authorised by them.
- 5) These DR apply, as appropriate, to other persons accommodated in the Dorms and are also binding on all employees who are in employment or similar relationships with the Dorms and CU, as well as on third parties present in the Dorms buildings and premises.
- 6) In matters not regulated by these DR, the provisions of generally binding legal regulations, the CU Statute, and other valid CU internal regulations shall apply.
- 7) All notices or other communications in connection with these DR or the Accommodation Contract (the "Documents") must be in writing unless stated otherwise. Documents must be delivered to the other contractual party by a universal postal service operator, by email, or in person. Paper Documents are deemed delivered on the day they are received by the addressee. If the addressee fails to collect the Document, it is deemed delivered upon expiry of the collection period set by the postal carrier. A Document is also deemed delivered if the addressee refuses to accept it. For email delivery, emails

shall be sent to the address stated in the header of the Accommodation Contract or to the email address assigned to the Dorm Resident by CU or the relevant CU faculty. If several email addresses are listed in the header of the contract, delivery to any one of them is deemed sufficient. The parties agree on a fiction of delivery under which an email is deemed delivered on the calendar day following its dispatch.