

Order rules

These rules have been approved to ensure the comfort of the residents of the building. Everyone must consider the other residents of the building in their behavior and in other ways. Residents must ensure that their guests also comply with these rules, the municipal rules and the provisions of the law.

Cleanliness and order must be observed in outdoor areas. For fire safety reasons, items may only be stored in the spaces reserved for them. Fire safety regulations must be followed when storing flammable substances. Open fires in the yard are prohibited.

Apartments

Neighbors must not be disturbed in the apartment. Noise must be avoided, especially between 23:00 and 07:00. The apartments must be carefully maintained. Water leaks and other defects found in the apartment must be reported to the company representative without delay. Changes and repairs must consider the comfort of the neighbors. Neighbors must be notified in advance of any work that causes noise and disturbance and must be completed on weekdays before 21:00.

The residents must take care of winter maintenance and prevent slipperiness in the tiled area in front of the apartment.

When using a grill in the front yard of the apartment, care must be taken to ensure that the fumes do not enter the ventilation of the neighboring apartment.

For security reasons, the exterior doors of the building must be kept locked around the clock. The keys must be carefully stored.

Flushing solid waste and all types of grease into the sewer is strictly prohibited. Do not put waste in the toilet or other drains that may block or damage the drains. DO NOT use plastic toilet fresheners that can fall into the toilet. Floor drains and sinks water traps should be cleaned regularly.

Use of furniture and equipment

The smoke alarms required by law are in all apartments and operate on mains power and batteries. The alarms must not be disconnected or the batteries removed. A defective alarm must be reported to the housing association representative.

The temperature can be adjusted to your liking using the underfloor heating thermostat. Changing the preset values is strictly prohibited. The settings of the ventilation valves must not be changed or the valves removed. The make-up air valves must not be completely closed. The ventilation and make-up air valves must be cleaned regularly. Independent repair and adjustment of electrical equipment is prohibited.

Smoking

Smoking is prohibited in the vicinity of the building. The smoking area must be chosen so that smoke does not enter the air intakes. Cigarette butts must be collected in a fireproof container.

Notice of move

A move notification must be submitted for the company's internal administration. A move to or from an apartment must be notified to the company representative.

Taming

Dusting carpets is only permitted in the area reserved for this purpose.

Pets

Pets must be kept on a leash outside the apartments. They must not disturb the residents of the building or those walking on permitted leashes in the building, or dirty the building or the grounds. Walking animals is prohibited in and around areas reserved for children's play. The owner must clean up their pet's waste from the yard.

Waste disposal

Household waste and other rubbish must be taken out in packaged waste containers. Every resident is obliged to take environmental issues into account in their own housing, and all waste must be sorted appropriately. The housing company's waste containers are intended for household waste only. Residents must take care of the removal of non-household waste themselves.

Moving, renovation and large-sized waste must be delivered to regional collection points or reception points. Waste that is harmful to the environment must be taken to places reserved for them by the waste authorities. The waste shed must be kept locked.

Parking

Parking cars is permitted only in reserved and marked spaces with the company's permission. The emergency exit must not be blocked. Parking cars in front of apartments is prohibited for fire safety reasons. The doors of the heating posters must be kept locked and unused wires must not hang from the posts; the wires must be disconnected after the heating has finished. The maintenance company has the right to collect the hanging wires.

The heating posters are intended for using the car block heater and interior heater max. 1000W for a maximum of 3 hours/heating session. Electric or hybrid cars MAY NOT be charged from a normal post space.

Violation of regulations

Violation of the rules of order may result in liability for damages, seizure of the apartment, or termination of the lease agreement.

Administration