

House and community rules

Preamble

The coexistence of several people in a house community requires mutual consideration and tolerance. In our house rules, we have worked out what is important to us and what should be important to you so that everyone can say that it is good to live here: It's a good place to live and live well!

Observance of and compliance with these house rules by all residents guarantees good neighborly relations. Please treat the apartment, communal rooms and communal facilities provided to you for rent with care.

I. Ventilation, heating and water

Ventilate your home sufficiently. As a rule, the room air must be exchanged by repeated airing. In this context, please note the rental agreement annex "Healthy living - damp in the apartment". We must prohibit you from ventilating the apartment into the stairwell, as this clearly defeats the purpose of ventilation and can cause nuisance to neighbors.

If the outside temperature drops below freezing, you must do everything in your community's interest to prevent the sanitary facilities (drainpipes, water pipes, etc.), radiators and heating pipes from freezing. It is therefore particularly important to keep cellar, attic and stairwell windows closed during the cold season - except for brief ventilation. Close all windows during heavy snowfall, rain and storms.

In order to avoid water contamination by legionella etc., please ensure that there is sufficient hot and cold water at all taps or shower heads and that the toilet flushes sufficiently, especially if the apartment is not used for a longer period of time (more than one week).

II. Protection from noise

Noise is a nuisance to all residents. Therefore, observe the general quiet hours from 1.00 p.m. to 3.00 p.m. and from 10.00 p.m. to 7.00 a.m. and avoid any noise nuisance that goes beyond the normal level. In particular, noise nuisance of any kind on Sundays and public holidays should be avoided.

Set the volume of televisions, radios, other audio devices or computers to room volume; their use outdoors (on balconies, loggias, terraces, tenants' gardens, etc.) must not disturb your neighbors. You may also not disturb your neighbors by playing music, especially during general quiet hours and on Sundays and public holidays. Do not operate washing machines, tumble dryers, dishwashers or vacuum cleaners beyond 10.00 pm.

When carrying out noise-generating domestic and manual work in the house, yard or outdoor

facilities, make sure that you carry out this work on weekdays outside the above-mentioned working hours.

Carry out rest periods. This work should be completed by 20:00.

Parties or celebrations must not lead to unreasonable noise nuisance for the building community. In principle, the general quiet times also apply in these cases. Please talk to the other residents beforehand, who will certainly tolerate a certain amount of noise and odors.

III. Use of the property

If your children use a playground belonging to the residential complex, please make sure that you collect toys and litter when they have finished playing and thus help to keep the playground clean. Use of the play equipment on our playgrounds is at your own risk. Your children must also observe the general quiet times when playing.

We cannot permit you to permanently set up play equipment (slides, sandpits, trampolines, etc.) or swimming and paddling pools on generally accessible areas of the residential complex. You must always supervise any play equipment set up during use and remove it immediately after use.

Playing soccer on lawns is not permitted in order to protect the green areas. It is not permitted to ride bicycles, skateboards, inline skates, kickboards, etc. on the general green areas, corridors and stairwells. It is strictly forbidden to drive motor vehicles on the green areas and all building access routes.

Do not throw waste into the green spaces and do not feed animals, especially pigeons and cats. Dogs and cats are prohibited from fouling green spaces and properties. For reasons of hygiene, keep pets away from playgrounds and sandpits.

Smoking in stairwells, attics and cellars is prohibited. If you smoke on the balcony, please be considerate of the residents in the neighboring apartments.

IV. Safety

To protect the occupants of the house, the front doors must always remain closed. Close cellar, cellar exit and courtyard doors after each use.

Keep house and courtyard entrances, stairwells and corridors clear, because only then can they fulfill their purpose as escape routes. Bicycles, motorcycles, etc. do not belong there. You may only park a baby carriage or walking frame in the stairwell, for example, if this does not restrict the escape routes and does not excessively hinder other residents. Shoes, shoe cabinets or shelves, umbrella stands, flower pots and other items belong in the apartment, not in the stairwell. For safety reasons, you are also not permitted to place any objects on the communal drying floors, in the attic and cellar corridors, in the communal cellar or in communal areas such as the laundry room, drying room, etc.

The storage of flammable, highly flammable and odor-causing substances in apartments, on balconies, loggias, terraces, conservatories, cellars and ground rooms is not permitted.

Do not bring explosives into the house or onto the property. If you notice the smell of gas in the house or apartment, do not handle fire under any circumstances. Do not operate any electrical switches, open the windows or doors and turn off the main tap. In the event of a smell of gas, leaks or other defects in gas and water pipes, notify the janitor, your energy supplier or us immediately. In an emergency, also use the emergency numbers for the fire department and police.

Place flower boxes and flower shelves in such a way that no one can be endangered. Flower boxes on balconies and loggias must be hung inwards. Please ensure that no water runs down when watering flowers.

If you are going away for a longer period of time or are not staying in your apartment, leave a key to your apartment with your neighbor, janitor or another person you trust in case of an emergency and inform us of their name and address.

For safety reasons, barbecuing on balconies, loggias, terraces and on areas directly adjacent to the building is only permitted with an electric barbecue; in all cases, consideration must be given to other residents.

V. Cleaning and waste disposal

In the interest of all residents, please keep the house and grounds (outdoor facilities, garbage areas) clean at all times.

Carpets may only be beaten and brushed in the designated area. Shoes, textiles, bathroom fittings, etc. must not be cleaned out of windows or over the balcony balustrade or in the stairwell.

On balconies, you may only dry laundry inside below the balcony parapet.

Otherwise, the laundry room and drying rooms, if available, are at your disposal. Please clean these rooms and all furnishings after each use.

Keep the drains in toilets, sinks and washbasins free of waste. In particular, do not pour any cat, bird or animal litter down the drain; kitchen waste, leftover food, grease, paper diapers and hygiene products of any kind should never be disposed of down the drain, but with household waste.

Clean the stairwells and stairwell windows regularly - stairwells usually weekly / stairwell windows usually quarterly. Depending on the degree of soiling, the stairwells should also be wet cleaned. Take turns cleaning your floor with your immediate neighbors.

Always keep house access doors and letterboxes, sidewalks in front of the house, house access paths and outside stairs clean. Clean the common areas of the house (storage rooms, cellar corridors, cellar stairs, laundry and drying rooms) regularly - usually monthly. Take turns cleaning with the other tenants in your building.

Provide the waste containers for emptying in accordance with the waste disposal company's collection schedule and keep the waste container location clean. Take turns with the other tenants in your building in providing the waste bins and cleaning the bins.

VI. Community facilities

The respective user regulations, operating instructions and information signs apply to communal facilities. When using the facilities, you must adhere to the allocation plans drawn up by the housing association or your housing company.

Passenger elevator

Observe the usage and safety instructions in the elevators. The elevator may not be used in the event of fire. Bulky objects and heavy loads may only be transported in the elevator with the prior consent of the janitor or by us.

Garbage rooms and garbage boxes

Only use waste rooms and waste boxes between 8.00 am and 8.00 pm. Only throw in household waste. If recycling bins are set up, use them according to their purpose. Follow the waste separation instructions of the waste disposal company.

For the disposal of bulky waste, please contact your municipal waste disposal company and only put your bulky waste out for collection on the disposal date.

Community antenna / broadband cable connection

Only use your TV or radio receivers with suitable (approved) connection cables. The installation of antennas, satellite dishes and other reception systems outside the enclosed rented rooms is only permitted with the consent of the tenant.

If there is any interference or damage to TV or radio reception, please report this immediately to your janitor, us or your cable network operator. Do not work on the sockets or cables yourself. Only our employees or specialist companies are authorized to carry out work on the system.