

House Rules

The house rules should ensure that the cohabitation of all residents and occupants takes place as smoothly and enjoyably as possible. The house rules serve as an integral part of the rental, sale and ownership of residential apartments' contract and are binding for all house occupants, as well as for their relatives and visitors.

1. Mutual Considerations

The occupant must ensure that his behaviour (noise, music, etc.) does not disturb the other residents, even during the daytime. Between the hours of 10.00 pm and 7.00 am, all generation of noise is prohibited. When using machines (washing machines, household appliances etc.), take care that disruptive noises and tremors do not happen.

Noise intensive home improvement works are fundamentally prohibited. Adaptation works in the apartment which are carried out during the normal daily working hours for a limited scope of time are exempt. On Sundays and public holidays, any work which produces excessive noise must not be performed. The act of shaking out or beating towels, bedding, brooms, etc. out of windows, in corridors, loggias, terraces, etc. is fundamentally forbidden.

Radios, televisions, and similar appliances must be turned down after 8.00 pm in all circumstances so that they do not disturb the other residents.

Children are not allowed to play in the hallway, in corridors, on stairways, in the cellar, in the underground garage, on the ramps of the underground garage or in the attic. Parents are obligated to supervise their children when using generally accessible rooms or playgrounds which belong to the house.

The front doors are to be kept closed between 10.00 pm and 6.00 am. The occupants are obligated to close the front doors behind them, but not to lock them, when entering or leaving the house.

Flowers or other ornamental plants on balconies, loggias and window ledges are to be arranged in such a way that they pose no danger to other persons. When watering flowers, you must ensure that no water falls on the façade or on windows, balconies, awnings, etc. below.

The implementation of barbecues on balconies, terraces and loggias is not allowed because of the nuisance caused by smoke for other residents.

2. Maintenance and Changes

Every occupant is obligated for his own interests and the interests of the other residents to maintain his apartment and the areas belonging to the apartments in an ordered state. For damages outside of the apartment not caused by natural wear and tear, the perpetrator is liable. Should these however not be able to be elicited, the collective is liable. For damages inside his own apartment, the occupant is liable and is also obligated to rectify them at his own cost.

The installation of external antennae of any kind and satellite dishes requires the written consent of the house management. As long as communal antenna equipment is provided, the additional installation of individual antennae or dishes will be fundamentally prohibited.

3. Stairway and General Areas

The hallways and cellar and attic corridors are to be kept clear for fire safety reasons. The storage of bicycles, sledges, prams, shelves, shoes and similar items is prohibited. Water meters, boxes and crates, whose constituent parts include electrical systems, may not be obstructed or hidden by furniture or appliances and must be accessible at all times.

Attics are to be fundamentally kept free of all forms of storage.

In bicycle and pram storage rooms, only fully functioning bicycles and prams which remain in use may be stored. Leaving mopeds is not permitted in the house for fire safety reasons.

4. Lifts

The lift is to serve exclusively for transporting persons. The transportation of furniture and other bulky goods is forbidden. Keep the lift clean and smoking in the lift is not permitted. Children without an accompanying adult may only use lifts with automatic doors from the age of 6. The sign to be found in the lift concerning weight limits and the maximum number of persons permitted to use the lift must be observed without fail.

5. Laundry and Drying Room

Washing and drying is only permitted between the hours of 7.00 am and 8.00 pm. The appliances are to be cleaned immediately after use. This cleaning responsibility also includes the lint filters and the washbasins. Empty washing powder containers must be disposed of. The washing must be removed immediately after the washing machine or dryer has finished.

For damages to the washing caused by a malfunction of the machinery, the house management or the ownership community cannot be held liable.

6. Refuse

The occupants are compelled to dispose of their waste correctly by using the bins and/or containers already provided. Guidelines set out by the municipality or the waste disposal company with regards to the separation of waste and/or disposal of bulk refuse and hazardous waste must be adhered to. Cardboard boxes and similar larger waste items must be flattened accordingly. The storage of waste next to bins and containers is not allowed.

7. Cellar and Attic

In the cellar area and the attic, it is forbidden to store items which pose a fire or explosion hazard (oil, fuels, etc.). It is to be pointed out that different climatic conditions prevail in the cellar areas to those in the apartment area, and that therefore high value consumer goods may become damaged on storage. In order to ensure proper ventilation, covering the duckboard walls is not permitted.

Smoking and handling open flames in the cellar and attic, as in every single room in which highly inflammable items are kept, is forbidden for reasons of fire safety. Cellar and attic doors are to be kept closed.

8. Stairway and Cellar Windows

The stairway and cellar windows are to be kept closed during the winter months, at least when temperatures drop below 0 degrees Celsius, because of the risk of frost. Otherwise, the responsibility for the reasonable ventilation (only briefly during the winter months) lies with the occupants.

9. Pets

Written approval from the house management is required to keep dogs and cats. However, keeping dangerous animals (snakes, spiders etc.) is forbidden. Contamination caused by animals is to be removed by the owner at his own cost; failing this, removal will be arranged at his own cost. It is strictly forbidden to walk dogs and cats on the grounds and/or to allow them to run unsupervised.

10. Parking spaces

If the parking spaces are not numbered and/or a parking space is not available for every apartment unit, the tenants have no entitlement to a particular parking space. If tenants own two or more motor vehicles, they may only use more than one parking space if these parking spaces are not required by the tenants who only own one motor vehicle. Storage of vehicles non-licensed for transportation, as well as trucks, motorhomes, caravans and other trailers, is not permitted in on-site car parks.

In winter, the parking spaces are to be kept safe for traffic by the respective users. This is also applicable to the removal of contamination such as, e.g. leaked fuel or oil.

11. House cleaning

The cleaning of stairways as well as the general cleaning of rooms accessible to all tenants and the maintenance of the outdoor facilities (green areas, open spaces) is to be carried out by the house maintenance, or if no house caretaker is employed, by the occupants themselves according to a fixed cleaning rota (house tour, cleaning tour), which must be observed exactly. The cleaning rota also includes in winter the duty of keeping the signs, driveways and open spaces clear of snow, as well as gritting areas at risk of sheet ice and immediately erecting warning signs, if there is a risk of surplus snow

and ice on the roofs. After the warning signs have been erected, the house management must be informed immediately.

The house management is not liable for damages caused by falling surpluses of snow or ice.

12. Miscellaneous

When away from the apartment for long periods, it is advised to turn off the main water tap in the apartment. It is also recommended that the key to the apartment is left with a trusted person. The name of this person, their address and telephone number should be given to the house caretaker. In any case, the house caretaker should be informed of a longer absence for reasons of expediency.

The storage of large pieces of furniture and items on balconies, loggias and terraces, and the hanging of washing outside of or over balcony or loggia railings and on terraces is not permitted.

To save running costs, it should be noted that stairway and cellar lighting is to remain turned off when not required. An unnecessary wastage or loss of water due to leaking fittings, toilet flushing cisterns or similar is to be avoided. Washing motor vehicles with hose pipes within the apartment premises is only permissible if such a regulation has been decided upon within the residential community.

For water damages to objects caused by a leaking dishwasher or washing machine installed in the apartments, the respective occupant is liable himself. It is recommended that the connections of appliances are regularly checked and that an insurance policy is taken out which covers the resulting damages.

The occupants take note that these house rules are generally adhered to. Insofar as different regulations for the objective property are not applicable (for example due to absence of lifts, etc.), they are of course not valid.

These house rules can, in case it proves necessary, be added to or amended by the administrator.