

REGULATIONS

These regulations have been drawn up to ensure safety and a pleasant and peaceful atmosphere for all residents. In addition to these regulations, all the buildings and areas belonging to the property are also subject to the relevant laws and administrative rules.

Residents are responsible for familiarising themselves carefully with these regulations and for complying with them. Residents must also take care that family members and visitors observe these regulations.

Residents must behave in a way that shows consideration towards the other residents and avoid untoward disturbance to others. The normal manners required for domestic peace and security should also be followed.

Shared areas and yard areas

The outer doors of the staircases are kept locked from 20.00 to 07.00. In accessing shared areas, take care to ensure that the doors are locked behind you.

In shared indoor and outdoor areas, general tidiness and order must be maintained. Use of alcohol in a way or to an extent that causes disturbance to others is prohibited in all shared indoor and outdoor areas. The use of narcotics anywhere on the premises is absolutely prohibited.

Areas that are shared by residents (such as clubrooms, washing facilities and shared storage areas) are intended solely for the use of residents, and the rules and instructions for their correct use must be followed.

Passage through staircases should not cause unreasonable noise, and unnecessary stays in the staircases should be avoided. For fire security reasons, it is prohibited to store anything (such as mats, prams, bikes, etc.) in the staircases.

Residents' belongings can be stored only in the places reserved for them. The sports equipment store is to be used for storing only the equipment for the current season.

In using the outdoor areas, please keep things neat and tidy. It is prohibited to damage lawn areas, plant beds, or any other areas and fixtures belonging to the property in any way.

Unnecessary driving of vehicles and parking in the yard areas is absolutely prohibited.

Apartments

Apartments must be well taken care of.

It is prohibited to create a disturbance in your own apartment and neighbours must be let to live in peace.

In particular, between the hours of 22.00 and 07.00 noise must be avoided.

Toilets and drains must not be used for the disposal of waste for which they are not intended (such as run-off fat from roasting ham), and which are likely to cause blockage or other damage.

The stairway is not to be used for ventilating or airing out apartments.

Dishwashers and washing machines are not to be left running unattended, and the inlet valve must always be closed between uses.

In storing materials that prevent a fire hazard the fire security regulations must be followed.

Balconies and apartment yards

Residents must keep balconies and courtyards neat and tidy. Balconies must be kept clear of snow.

It is prohibited to use a coal-fired grills, gas-fired grills, or any other open-flame grills on balconies, or in the yard areas of apartment blocks or balcony access blocks. Grilling must not cause harm or disturbance to other residents.

It is not permitted to wash balconies using running water (e.g. by hosing).

Television or satellite antennas cannot be fitted to balconies or any other external part of the apartment without the advance permission of the lessor/landlord.

Flower and plant containers must not extend out beyond the balcony.

The feeding of wild birds or any other non-domesticated animals on the balcony or apartment yard is prohibited.

Airing of mats and laundry and drying of laundry

The airing of mats and bedding is allowed only at the reserved places.

Shaking out and airing of bedsheets and drying of laundry on the balcony is allowed only within the area of the balcony - it must not be hung or otherwise extended over the side.

Waste management

Domestic refuse and other rubbish must be appropriately packaged or otherwise covered and disposed of in the correct areas and containers. In addition, the relevant administrative rules and instructions for sorting of waste must be followed.

Apart from domestic refuse, the removal of any other waste materials (such as furniture) is the responsibility of the residents.

Any rubbish that is environmentally harmful (including but not limited to paints, batteries, and medicines) must be disposed of only in the specific places and containers that are reserved for them by the waste management authorities.

Residents who are found breaking the regulations for proper handling of waste materials will be charged in full for any expenses caused.

Parking

Parking is allowed only with a permit from the lessor/landlord, and then only in the area or areas specified in the permit.

Parking in areas reserved for rescue services is absolutely prohibited.

It is prohibited to use any parking areas or any other parts of the property for the storage or disposal of unwanted or unused vehicles, or of any parts of them. If the rule just mentioned is broken, the resident responsible will be charged in full for the expense of removing the items in question.

Visitor parking spaces are reserved exclusively for temporary and short-term parking by visitors to some resident of the property.

The lids of the plug-type cases in the heater outlets must be kept locked when not in use. The heating cable must always be disconnected from the plug socket of the heater outlet when the vehicle is not connected to it.

All restrictions on idling vehicles in the parking areas or yards must be obeyed.

It is not permitted to wash vehicles in the parking area, or anywhere else on the property.

Repeated incorrect parking can lead to termination of the offending resident's rental contract.

The heater outlet may not be used to charge vehicles such as electric cars or rechargeable hybrid cars. They may be charged only in the charging points reserved for them.

Smoking

Smoking is prohibited in all shared areas that are

accessible to residents and in all indoor areas, shared balconies, and in children's play areas.

If the apartment building is entirely smoke-free (smoke-free building), smoking is prohibited not only inside the apartment but also on apartment-specific balconies and in yards. In a smoke-free building, smoking is only allowed in the separately designated smoking area on the site.

If smoking is allowed on glazed balconies, it is the resident's own responsibility to ensure that there is adequate ventilation.

Pets

Outside of the apartments pets must be kept appropriately restrained and must not be left unsupervised.

Residents must take care to ensure that pets do not cause disturbance or inconvenience to residents of other apartments of the building in any way.

Residents must also ensure that any pets do not dirty or damage any part of the building, the yard areas, or shared areas in or on the property.

It is prohibited to allow pets on to or very near to any areas reserved for children.

Pets must be taken outside of the yard areas to relieve themselves.

Obligation to declare on the part of the resident

When the decision has been made to move in or out of an apartment, this must be notified without delay to the local administrative court and to the lessor/landlord for the purposes of maintaining the customer and residential records.

Any faults or defects in the property or apartment that are found by a resident must be reported immediately to the lessor/landlord or to the representative property maintenance company. Residents are urged to report without delay any vandalism or disturbance they witness.

If the apartment is left unattended for a long period, the resident must inform the lessor/landlord or the property maintenance company of this in advance, and must arrange a convenient time for the lessor or company representative to enter the residence.

Infringement of the regulations

Breaking any of the regulations can result in the offending tenant's being liable to pay a fine, and/or may result in the serving of notice on or termination of the rental contract.