

The association's rules of conduct

Welcome to our housing association

We hope you enjoy your stay in the apartment and with the association you have chosen to live in.

Responsibility

Living together with many other people in a large compound demands consideration and respect towards the members of the association. By purchasing a condominium have you bought a share of a cooperative. The association owns the property in which you have the right to use your apartment. You own thus not your apartment, but as long as you take care of your obligations - pay fees and follow rules - you basically have infinite access rights. This is governed by statutes and regulations and tenant law.

All members have a collective responsibility to nurture our common areas as well as our own apartments. Neglect of common areas and areas at risk of ultimately lead to increased costs for the association and increased fees for us as members. The comfort of their own apartment is very dependent on the relationships in the entire compound. Comfort of their own apartment is highly dependent on the relationships in the entire compound. Our common areas are additionally our public face against other.

This is why we have established the following rules of conduct.

As provided in these rules also apply to intrinsic and guests.

Consideration and mutual respect

In our association, we are 159 households of different sizes that will live side by side with consideration and respect. While it is important that we remind ourselves that we have chosen to live in a multi-family house, and therefore will notice our neighbors in different ways, we will do our very best to not disturb or bother each other. When we experience these problems it is easier to solve them if we are in dialogue with each one of mutual respect and consideration.

Obligations

Disturbing noise The time of night rest is between the hours. 22:00 and 07:00 when the utmost account of the neighbors to be taken and disturbing noise to avoid.

Drilling and other intrusive construction and craft activity shall be limited to the following times:

Weekdays **08.00 – 19:00**
Weekends **10.00 – 18:00**

When we are planning to have a party that is expected to last after 22:00, when the night rest occurs, shall the neighbors be informed in advance. It may be through personal contact or through grants in the entrance. We will notify our neighbors a phone number so that we can be contacted after 22:00.

Waste Disposal Only household waste gets thrown in refuse rooms. If we package the garbage well, we reduce our costs for waste collection.

Regarding the sorting may only containers of plastic, paper, cardboard, glass and metal thrown in recyclingroom.

In both refuse rooms and in recyclingroom posted notices instructions on how the sort should happen. We all have a responsibility to follow them and do our best to keep clean and tidy in these rooms.

It is worth remembering that the association each year to pay for the cleaning and removal of bulky waste that does not belong in our source sorting. Again affect such mismanagement and neglect our common economy negatively and could eventually lead to our low monthly fees raised.

If we have **bulky waste** that we want to get rid of, are we personally responsible for removal of these. Such may include bicycles, furniture, plastic items, bags or other more comprehensive electronic waste. (The nearest recycling center is at Brotorp, at E18.). However, the board tries to offer simple removal of bulky waste twice a year, once in spring and once in the fall.

Security

1. Fire

Open fire or flame such as candles, torches, propane or methanol stove must be kept under continuous visual monitoring and may only be kept lit in your own apartment or on the compound in order of set size, refer BBQ (Swe "Grillning") below.

2. Evacuation routes

Stairwells and corridors serve as escape routes in case of fire or other danger. It is therefore imperative that these are free from objects as they are a fire hazard and impede escape. These include: bicycles, strollers, skis, sledges, footwear, garbage bags and other flammable objects.

3. Storage rooms and public areas

In the garage level, in each entrance, there is a numbered storage space for each apartment (the same as the apartment number). In the storage areas must not larger quantities of flammable liquids are stored due to fire risk. Källarförrådens aisles must be empty and not cluttered with objects. Objects placed outside the repositories will be removed.

4. Garage

With regard to the fire risk, motorcycles and mopeds lined up in the garage, not in stores, pram or bicycle room, in particular, seconded **rented** space. You are responsible for the gate to the garage closed after enter and exit. This is particularly important to prevent car break-ins, and reduce heating costs for the garage.

5. Entry into the property

We only let in people we know or people of their duties may identify themselves. The entry code do we protect and are wary of disclosing. In addition, we protect it when we key in it. When using doorphone we open only when we know who it is we are releasing into the property.

Smoking

We do not smoke in the public areas within the condominium association.

We neither throw nor butts from the balconies or on our common ground, especially as this is a fire hazard.

We should also remember that apartments supply diffuser sits beneath the windows and that smoking should not be done in connection with these.

BBQ (Grillning)

Charcoal grilling is not permitted on balconies or patios, due fire risk and sooting of facades and balconies roof, but should only be done on the compound in order consolidated area between Building D and row houses, and behind buildings A and B.

On the balconies, only grilling with gas and electric grill occur. We must always consider our neighbors when grilling no matter where in the area.

Pets

Many people are allergic to and / or afraid of animals. We keep track of and clean up after our pets when we stop for a break them. Of course, our pets do not disturb others. Our pets will not rested on our courtyards and must be kept on a leash when they are staying there.

Transfer

The board has a month to consider matters relating to transfers, usually, it is faster, but it is not guaranteed. Closing Date should not be earlier than one month from the transfer notification sent to the association's financial administration.

The board of the condominium association

(These rules have been enacted February 6, 2014 by the condominium association's board in accordance with § 13 of the Statutes)

This document will be saved in the property binder and handed over to the transferee of the apartment.