

§ 7 Building rules

No. 1 Conduct in the house

Harmony in the building is in the interest of all residents as well as that of the landlord. Mutual consideration and tolerance are as necessary to achieving this goal as is adherence to the Building rules.

No. 2 Building security

The ground floor tenants should lock the basement and courtyard doors after 10 pm. If you enter or exit after this time you should lock the doors again.

The windows in the stairwell can be open during the day if needed but should be closed at night.

No. 3 Fire hazards

In case of fire in the building or in the neighborhood, every tenant is obligated to call the fire department. Explosive substances or materials whose type, properties, or quantity make it likely hazards to people or which could permanently pollute water, air, or soil or alter them in some other detrimental way may not be brought onto rented spaces or property.

When storing heating oil the official rules must be followed. Do not put glowing ash into trash containers.

No. 4 Building maintenance, cleanliness, care, and order

The tenants must ensure that the apartments and storage units in the basement are sufficiently ventilated and cleaned. The tenants shall alternate in cleaning stairs, hallways, incl. doors and windows, drying rooms, building and courtyard entrances incl. gullies, and the sidewalk in accordance to municipal regulations. This includes the sidewalk space halfway to the neighboring building / block. This includes not only walkways in front of and behind the house but also those which pass along the gable wall or in front of the property belonging to the building. In case of snow and ice, gritty materials should be strewn after clearing the snow from the access paths and sidewalks – no salt. The landlord does not provide cleaning tools and litter materials. The stairwell must be cleaned once a week. The ground floor tenants are required to keep the basement hallway, basement stairs, and the common rooms and all gullies clean, the other tenants the drying loft and attic stairs (see also Para. 5). Should there be no drying loft, all tenants must participate in the cleaning of the basement area. If there are shops on the ground floor of the building which are not connected to the basement and stairwell, then the first floor tenants are responsible for cleaning the basement area.

The tenants are responsible for cleaning the trash area. Each tenant is obligated to use the containers for their intended purpose. The tenants shall alternate in ensuring that the trash containers of the respective disposal company are placed on the curb on collection day. The tenants shall alternate in cleaning the trash container storage area and the trash container cabinets as well as cleaning the neighboring green spaces. The landlord is entitled to create cleaning schedules which are binding for all tenants.

The tenants shall clean the elevator cabin.

If a tenant is traveling or absent for other reasons, he must ensure that his cleaning duties are performed properly during his absence.

The landlord reserves the right to assign all mentioned cleaning work and the winter services to a specialized company and pass on the costs for this.

Household goods, bicycles, etc. may not be placed in the spaces for common use, drying rooms, laundry rooms, basement, and building entrances.

No. 5 Laundry and drying, use of laundry room and drying rooms

Laundry may only be done on work days from 7 am to 1 pm and from 3 pm to 7 pm. Each household may only wash their own laundry. The tenants shall alternate in using the laundry room and drying rooms / lofts. The tenants may determine the order themselves. If needed, the landlord may create a schedule for their use. The apartments are not intended for drying laundry. Use the drying rooms for this purpose. Laundry may only be dried on the balcony beneath the balustrade. Laundry room, washing machines and dryers, drying rooms, and the entrances to these rooms must be cleaned after use. The windows in basement and attic must always be latched and closed in case of stormy and rainy weather as well as at night.

No. 6 Damage prevention

In case of frost or the risk of frost, every tenant should sufficiently protect water pipes in their own interest. If there is a risk of frost, the heater valves of warm water heating systems may not be closed, in particular in bed rooms. Otherwise the pipes located in wall slots may freeze. In order to prevent clogs, building and kitchen waste may not be disposed of in toilets or drains. Corrosive acids or caustic solutions should not be used to clean the sanitary installations. The tenant carries the costs for damage due to the improper handling.

Textile floors should not be glued on top of floor surfaces since this may damage the floor surfaces for which the tenant would be liable.

The tenant is aware that he should not store items in the basement which can be damaged by moisture.

No. 7 Noise

Please avoid making noise in the building and outside. Music players, radios, and TVs should not bother the other building residents.

All noise should be kept to a low volume. Apart from that, the usual local regulations apply in their respective valid version. If noise is unavoidable in household work in the building, courtyard, or garden (carpet beating, vacuum cleaning, mowing grass, etc.) then this work should be done Monday to Friday from 8 am to 1 pm and 3 pm to 7 pm, as well as Saturdays from 9 am to 7 pm: If municipal regulations determine other times, then these should be followed. It is not permitted to grill on balconies, terraces, and the exterior spaces. In case of disputes between building residents or neighbors in terms of the rental relationship, the landlord shall decide.

No. 8 Landscaping, playgrounds, and green areas

Well cared for landscaping defines the overall impression of the residential area. The landlord thus welcomes any initiatives of the tenants which contribute to the care, maintenance, and improvement of the exterior spaces.

Everyone is asked to ensure that the living space and installations are not soiled or damaged. In particular children and adolescents should be taught to respect this. Parents should remember their supervisory responsibilities. In case of hazards and damage, the landlord asks to be informed immediately. The landlord is liable for damage due to use of faulty objects and equipment only if he is at fault.

Pets must be kept away from playgrounds. Dogs must always be kept on a leash. Please do not feed pigeons and stray cats.

It is not permitted to perform oil changes and repairs on vehicles in the residential area as well as on streets, yards, and garage yards. Car may only be washed in washing stations intended for this purpose. The landlord will tow unregistered vehicles and parked campers at the expense of the owner.

Green spaces and playgrounds should be used with responsibility and consideration. Lawns require particular protection, especially outside of the growing season from late fall until spring. They can only bear little stress in this time.

Ask the landlord for his expert advice when planting trees, bushes, and shrubbery as well as when planting flower beds. Otherwise he may have to remove improperly planted plants. The landlord accepts no liability if plants must be removed or if they are damaged during maintenance work. Flower beds and gardens planted by tenants must be cared for.

These building rules are a part of the rental agreement. All tenants of the building, including subletters, are required to adhere to these regulations.

Child-friendly building rules

1. Noise by children

Noise made by children is a part of life and the sound of the future. Only in exceptional cases should you ask nicely to keep it down a bit.

2. The voice of children

In case of disputes, the voice of the children should be heard and considered.

3. Child carriages

Child carriages may be left in the stairwell if this is possible.

4. Playgrounds

Children like to play outside. The playground is not the only place in which children may play. The lawns, footways, and other free space are also playgrounds for children. The playgrounds are of course also open to their friends.

5. Free spaces

You may place children's tents, blankets, and kiddie pools on the lawns and the courtyards.

6. Water for playing

You may take water to fill kiddie pools, for sand pits, or garden showers etc. from the laundry room.

7. Pets

Lawns are not toilets for dogs. Dog feces on lawns and footways as well as cat feces in sand pits are a health hazard for children.

8. Playing with balls

It is permitted to play with balls. Please use soft balls to protect bushes and trees.

9. Children's vehicles

The available paved surfaces may be used for children's vehicles (e.g. bobby cars, tricycles, etc.) and for rollerblading and skateboarding.

10. Cars must pay attention

Cars must yield to children and may not be parked on sidewalks and courtyards. The speed limit on all properties of the landlord is walking pace.