

HOUSE RULES

PREAMBLE

Living together in a residential community requires mutual consideration and tolerance. These house rules outline what matters to us—and what should matter to you—so that everyone can say: This is a great place to live! Compliance with these house rules by all residents en-

sures a good neighborly atmosphere. Please treat both your rented apartment and the shared facilities with care. These house rules are part of your rental agreement. By signing the rental agreement, you commit to following them.

I. VENTILATION, HEATING AND WATER USAGE

Ventilate your apartment adequately. Air exchange should generally occur through repeated short bursts of ventilation (shock airing). Ventilation into the stairwell is prohibited as it defeats the purpose and can disturb other residents.

When outside temperatures fall below freezing, you must do everything necessary to prevent sanitary installations (e.g. drains, pipes), radia-

tors, and heating lines from freezing. Therefore, keep basement, attic, and stairwell windows closed in winter—except briefly for ventilation. During heavy snowfall, rain, or storms, please close all windows.

To avoid water contamination (e.g., by Legionella), ensure sufficient water usage at all taps and showerheads, especially during prolonged absences (more than one week), and flush all toilets regularly.

II. NOISE CONTROL

Noise disturbs all residents. Please observe the general quiet hours from 1:00 PM to 3:00 PM and from 10:00 PM to 7:00 AM. Avoid any unnecessary noise.

Set televisions, radios, other audio devices, and computers to a moderate (room-level) volume. This also applies to outdoor areas such as balconies and loggias. Playing music must not disturb neighbors, especially during quiet hours.

Avoid using washing machines, dryers, and dishwashers after 10:00 PM.

Household and DIY activities that create noise should be carried out only on weekdays outside of quiet hours, and ideally finished by 8:00 PM.

Parties and celebrations must not cause unreasonable noise. Quiet hours also apply here. Speak to your neighbors in advance—they may tolerate a certain level of noise and smells.

III. USE OF PROPERTY AND OUTDOOR AREAS

If your children use the playground, ensure toys and trash are cleaned up afterwards to maintain cleanliness.

Playground equipment is used at your own risk. Children must also observe quiet hours while playing.

To protect lawns, football playing and riding bicycles, skateboards, inline skates, or scooters is not permitted on grassy areas or in courtyards, hallways, or stairwells.

Do not throw litter on green areas or feed animals (especially pigeons and cats). Soiling of green areas by dogs or cats is prohibited. For hygiene reasons, pets must be kept away from playgrounds and sandboxes.

Smoking is prohibited in stairwells, basements, and attics. If smoking on balconies, please be considerate of your neighbors

IV. SAFETY

For residents' safety, building entrances must remain closed. Always close basement and courtyard doors after use.

Keep hallways, entrances, and stairwells clear—they serve as emergency exits. Bicycles, motorcycles, etc., do not belong there. Strollers and walkers may only be stored in stairwells if they do not block emergency exits or inconvenience others. Shoes, umbrellas, and similar items belong inside your apartment.

Do not leave objects on communal attic space, basement corridors, shared storage rooms, or laundry rooms for safety reasons.

Storing flammable, explosive, or odorous substances in apartments, balconies, cellars, or attics is only allowed with written permission in the rental agreement.

Do not bring explosives or dangerous chemicals into the building. If you smell gas, do not use open flames, do not operate electrical switches, open windows/doors immediately, and turn off the main gas valve. Contact your building manager, energy provider, or emergency services immediately.

Attach flower boxes safely to prevent accidents. Avoid water dripping onto neighbors when watering plants.

If you plan to be away for an extended period, leave a key with a trusted person (neighbor, building manager) and inform us of their contact details.

For safety, grilling is only permitted with electric grills on balconies or areas near the building. In all cases, please respect your neighbors.

V. CLEANLINESS

Please keep the building and premises clean (including outdoor areas and waste areas). Your contractual cleaning duties, snow removal, and gritting during icy conditions are specified separately.

Shake carpets only in designated areas. Do not shake shoes, clothes, bathroom mats, etc., out of windows, over balcony railings, or in stairwells.

Laundry on balconies may only be dried below the railing and inside the balcony.

If available, use communal laundry and drying rooms. Clean these rooms and all equipment after each use.

Keep drains in toilets, sinks, and bathtubs free of waste. Do not dispose of cat litter, bird litter, or other pet litter, kitchen waste, fat, diapers, or hygiene products in toilets or sinks—dispose of them in household waste.

VI. COMMUNAL FACILITIES

Use of communal facilities must follow posted rules and instructions. Please follow schedules or usage plans provided by the property management or tenants' association.

Elevators

Observe safety and usage instructions. Do not use elevators in case of fire. Bulky or heavy items may only be transported with prior approval from building management.

Trash Rooms & Bins

Only use these between 8:00 AM and 8:00 PM. Dispose of household waste only. Use recycling bins properly. For bulky waste, contact your local waste management service. Only place items out for collection on the designated day.

Communal Antenna / Signal Distribution

Only use approved connection cables for your TV and radio equipment. Installing satellite dishes or antennas outside the rental unit requires written permission.

If you experience reception issues, inform the building manager or your provider immediately. Do not attempt to repair sockets or cables yourself—only authorized staff or professionals may perform work on these systems.