

House rule

(version 08/2015)

General

The living together of several people in a household requires mutual consideration and tolerance. In our house rules we have worked out what is important to us and what should be important to you, so that everyone can say: It's a good place to live and live!

The observance and compliance of these house rules by all residents guarantees good neighborliness. Please treat the apartment and the communal areas provided for your use with care.

These house rules are part of the usage contract. By signing the user agreement, you undertake to comply with these house rules.

1. Ventilation, heating and water

Ventilate your apartment adequately. The room air is usually replaced by repeated ventilation. We have to prohibit you from venting the apartment into the stairwell because this clearly defeats the purpose of ventilation and can lead to annoyance for the neighbors.

If the outside temperature drops below freezing, you must do everything in the community's interest to prevent the plumbing systems (drain pipes, water pipes, etc.) as well as radiators and heating pipes from freezing. It is therefore important to keep basement, attic and stairwell windows in particular closed during the cold season - except for ventilation. Close the windows during heavy snow, rain and storms.

In order to avoid water contamination caused by legionella, etc., please ensure that there is sufficient hot and cold water supply from all taps or shower heads and that the toilet flushes sufficiently, especially if the apartment is not being used for a longer period of time (longer than a week).

2. Protection from noise

Noise affects everyone in the house. Therefore, please observe the general **quiet times of 1:00 p.m. to 3:00 p.m. and 10:00 p.m. to 7:00 a.m.** and avoid any noise pollution that exceeds normal levels.

Set televisions and radios, other recording media and computers to room volume; Using them outdoors (on balconies, terraces, loggias, etc.) must not disturb your neighbors either. Playing musical instruments must be limited to 2 hours a day and must not disturb your neighbors, especially during general rest times. If possible, do not operate washing machines, dishwashers and tumble dryers longer than 10 p.m.

When carrying out noise-causing domestic and craft work in the house, yard or outdoor areas, make sure that you carry out this work on weekdays outside of the aforementioned rest times. This work should be completed by 8 p.m. For economic reasons, house quiet does not apply to craft companies that work for the cooperative, as well as to in-house craftsmen, on weekdays between 1:00 p.m. and 3:00 p.m.

Parties or celebrations must not lead to unreasonable noise nuisance for the household. In principle, the general rest periods also apply in these cases. Please talk to the other residents beforehand, as they will certainly tolerate a certain amount of noise and smell.

3. Use of the property

If your children use the playground, be sure to pick up toys and trash after they have finished playing, thereby contributing to the cleanliness of the playground.

You use the play equipment on our playgrounds at your own risk. Your children must also adhere to the general rest times when playing.

In order to protect the green areas, playing football, camping and riding bicycles, skateboards, inline skates, kickboards, etc. are not permitted even on lawns that are open for play. This also applies to courtyards, hallways and stairwells. Attaching children's swings to laundry racks is prohibited.

Do not throw rubbish into the green areas and do not feed animals, especially pigeons and cats. It is prohibited for your dogs and cats to contaminate the green spaces and property. For hygiene reasons, be sure to keep pets away from the playgrounds and sandboxes.

Smoking in stairwells, attic rooms and basement rooms is prohibited. If you smoke on the balcony, please be considerate of the residents in the neighboring apartments.

4. Security

To protect the residents, the front doors must remain closed. In order to ensure escape and rescue routes, house entrance doors must not be additionally locked. Close cellar and yard doors after each use.

Keep house and courtyard entrances, stairs and hallways clear because only then do they fulfill their purpose as escape routes. Bicycles and motorcycles etc. do not belong there. For example, you are only allowed to park a stroller or walker in the stairwell if this does not restrict escape routes and does not cause undue hindrance to other residents. Shoes, umbrella stands and other things belong in the apartment, not in the stairwell. For safety reasons, you are also not allowed to leave objects on the common drying floor, in the attic and basement corridors, in the communal cellar or in common areas such as laundry rooms, drying rooms, etc.

The storage of flammable, highly flammable and odor-causing substances in apartments, on balconies, terraces, loggias, winter gardens, basements or attic rooms is not permitted for fire safety reasons.

You are not allowed to bring explosives into the house or onto the property. If you smell gas in the house or apartment, under no circumstances should you handle fire. Do not operate any electrical switches, open the windows or doors and turn off the main tap. If you smell gas, have leaks or have other defects in the gas and water pipes, notify us immediately via our emergency number or your energy supplier. In an emergency, you can also use the emergency numbers for the fire department and police.

Install flower boxes in such a way that they do not endanger anyone. Please make sure that the water does not run down the facade or affect the neighbors living below.

If you are traveling for a longer period of time or are not in your apartment, leave an apartment key to your neighbor or another person you trust in case of emergencies and inform us of their name and address.

For safety reasons, grilling on balconies, terraces, loggias and areas directly adjacent to the building is only permitted with an electric grill; In any case, consideration must be given to the roommates.

5. Cleaning

In the interest of all residents, please keep the house and property (outdoor areas, garbage disposal areas) clean at all times.

Unless otherwise provided for in the contract, the house residents must take turns carrying out the communal cleaning work as well as the removal of snow and the gritting of black ice in accordance with a cleaning plan to be drawn up by the house community.

The community of house residents is responsible for keeping the basement, floor, stairwell, elevator, sidewalks, access to the house, including the places for garbage containers and the streets clean. All members must take turns cleaning these areas on a weekly basis.

The users of the apartments on the upper floors clean the stairs to their floor and the associated hallway. If several parties live on one floor, they regularly take turns cleaning. The users on the ground floor clean the house entrance steps with doorsteps, stairs and hallway on the ground floor as well as the front basement stairs.

The scope of the clearing and gritting obligation depends on the local regulations on street cleaning applicable to the respective place of residence. The tenant's obligation to spread includes the house entrances and access roads as well as the sidewalk belonging to the house entrance area.

You may only beat and brush carpets in the designated area. You are not allowed to clean shoes, textiles, bathroom fittings, etc. from windows or over the balcony railing or in the stairwell.

Please hang laundry on the balcony, loggia or terrace out of the sight of others. Otherwise, laundry rooms and drying rooms are available, if available. Clean these rooms and cooperative equipment after each use. Keep toilet drains, sinks and sinks clear of waste. In particular, do not pour cat, bird or other animal litter into it; Under no circumstances should kitchen waste, fats, paper diapers and hygiene products of any kind be thrown down the drain; they should be disposed of with household waste.

6. Community facilities

The respective usage regulations as well as the operating instructions and information signs apply to shared facilities. When using the property, you must follow the layout plans drawn up by the house community or the cooperative.

Passenger elevator

Follow the usage and safety instructions in the elevators. The elevator may not be used in the event of a fire. You may only transport bulky items and heavy loads using the elevator with the cooperative's prior consent. The use of the elevator with an extended elevator car may only be carried out for patient transport or in the event of an emergency in the presence of a certified elevator operator.

Garbage sites

To show mutual consideration, please do not use the garbage containers and chutes during evening rest periods.

No bulky items or pieces of furniture may be thrown into the garbage containers and chutes; Rather, these are to be made available for bulky waste collection.

Glass, paper, plastics, plastic films, metals, etc. must be collected separately and thrown into the designated recycling containers or bags. Residual waste must be disposed of using approved garbage bags or containers.

For information about the disposal of bulky waste, please contact your municipal waste disposal company and only make your bulky waste available for collection on the disposal date.

Broadband cable connection

If there are disruptions or damage to TV or radio reception, please report this to us or your cable network operator immediately. Do not work on the sockets or cables yourself. Only our employees or specialist companies are authorized to carry out work on the system.

Wohnungsbaugenossenschaft Laatzen eG

The board