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House rules

For a harmonious coexistence



House rules

Living together in an apartment building requires certain rules. These are laid down in the house rules and serve to protect the individual area, to demarcate the interests of the tenants among themselves and vis-à-vis the landlord, and to regulate the use of the communally used parts of the building and facilities. If all parties involved are careful to observe the house rules, they will contribute to the existence of a well-functioning housing community.



! Ball games
with **soft
balls**
is permitted.



Children

Children's games are part of ordinary life and should be tolerated. Children have to play, and therefore we allow ball games with soft balls. The courtyard, green areas and other open spaces can be used for playing. Sandpits and playgrounds are there for children. They must be kept clean. Tenants using the playground are responsible for keeping the play areas clean and for clearing away litter and their own play equipment. Parents are responsible for their children and must have a positive influence on them. This includes respect for other people and the property of others.

Outside areas

No objects may be stored in the outdoor areas. Parking vehicles on the courtyard, the paths and green areas is not permitted. Bicycles may only be parked in the designated parking spaces. Vehicles may not be washed within the housing complexes. Tenants are not permitted to change the oil and perform repairs on their vehicles. Company plaques, advertising signs and similar signs, as well as external and roof aerials and satellite dishes may not be attached or set up without the prior consent of the landlord.



Maintenance and cleanliness

The tenant is responsible for keeping the flat clean and maintaining it properly. This also includes regularly cleaning the balcony (removal of bird droppings, plant growth, rubbish, etc.). Floors, windows and doors may only be cleaned with suitable commercial cleaning agents; natural woods must be treated regularly with an appropriate care product. You can find more details in the brochure "Maintaining your living space".

The filter of the motorised fans in your wet rooms and kitchens (e.g. in living bathrooms) must be cleaned once a year. You will also find instructions on how to do this in the "Maintaining your living space" brochure.

You can find more information on the topic of "Maintaining your living space" here:



The flat must be adequately heated and ventilated at all times of the year. More detailed information can be found in the brochure "Heating and ventilation".

You can find more information on the subject of "Heating and ventilation" here:



Waste and refuse may only be collected separately in the bins provided for this. Bulky waste, cardboard boxes etc. may only be put in the relevant bins after they have been broken up. Please ensure that no waste or refuse is spilt and deposited in the building, on the access routes or around the bins (see waste brochure).

To avoid water contamination, e.g. by legionella, make sure that sufficient hot and cold water is taken from all taps and shower heads and that the toilet is flushed properly. If the flats are not used for a longer period of time (more than 3 days), all taps should be opened for five minutes upon return.

Toilets, sinks and gutters are all equally unsuitable for the disposal of domestic and kitchen waste, dirt, bulky objects and poorly soluble or viscous substances.

You can find more information on the topic of "Waste" here:



The laundry room and drying rooms, where present, are available for use according to the landlord's schedule. On balconies, laundry may only be dried within the balcony up to the height of the balcony parapet.

Only the equipment intended for the purpose should be used for carpet beating. De-dusting and beating on balconies, loggias, access balconies and out of the windows is not permitted.

Feeding pigeons from the flat or within the housing complex is prohibited and constitutes a regulatory offence in the Nuremberg city area.

Separate and collect waste in the designated bins. Only dispose of bulky waste, cardboard boxes, etc. once they have been **broken up**. For more information, see our waste brochure



Quiet in the building

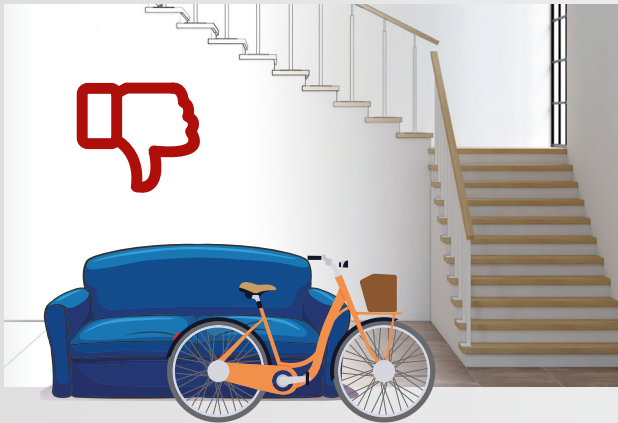
At all times of day, noise extending beyond normal bounds which could impair the peace of other tenants must be avoided. Work in the house and garden that disturbs the peace is only permitted Monday to Friday from 8:00 am to 12:00 pm and 3:00 p. to 7:00 pm as well as Saturday from 8:00 am to 12:00 pm and 2:00 pm to 4:00 pm

Apart from the midday quiet time from 12:00 pm - 3:00 pm, there is another, special quiet time from 10:00 pm - 7:00 am.

Playing and listening to radios, sound recordings of any kind and similar devices as well as playing music shall always be restricted to the flat and kept to room volume level. Any noise in the entrances to the property, outside areas, corridors and in the stairway should also be avoided.



Apart from the midday quiet time from **12:00 pm - 3:00 pm**, there is another, special quiet time from **10:00 pm - 7:00 am**



Common rooms

All the tenants must ensure that these are kept clean and maintained. Objects, particularly bicycles, mopeds and shoe lockers, may not be placed in common rooms or on stairs and corridors; prams and wheelchairs may only be parked in such a way that they do not obstruct the house residents. If there are special rules for the use of these areas, these must be observed.

Representative of the landlord

The employees of the landlord act for the landlord within the framework of the tasks belonging to their area of responsibility. To this end, the landlord's employees have a service ID card.

Voluntary building representatives also act for the landlord within the framework of the tasks belonging to their area of responsibility.



Damage & accident prevention

The attic and seller may only be entered with a sealed light. **Smoking is prohibited there.** Fuel must be stored properly. The storage of fuel oil requires the written consent of the landlord. When heating with coal-burning stoves, never light solids with a flammable liquid such as ethyl alcohol or petrol. **No objects may be left in the shared attic drying room.** The storage of objects in open roof spaces is only permitted on a limited basis. Highly flammable materials (e.g. paper, cardboard, etc.) and solid fuels (e.g. wood, coal) may not be stored in these areas. Furthermore, access to the fireplace must always be unobstructed. The placing of combustible objects by the fireplace is not permitted. You can find more details in the brochure "Fire prevention".

Barbecuing on the balconies and open areas is only permitted with an electric barbecue. Charcoal and other fuels, such as gas, are not to be used due to the risk of fire.

In the event of frost, the pipes and installations belonging to the flat that are at risk must be protected by appropriate measures. **Please make sure that the radiators are not fully switched off during the cold season, even if you are absent for a longer period of time.** If there is a threat of a storm, all the windows of the building and its facilities must be kept closed.

Flower boards and window boxes on windows, loggias and balconies must be attached properly and securely. When watering plants on balconies, it is necessary to ensure that no damage is done to the building wall and that the water does not drip onto windows and balconies of other tenants or onto passers-by. For this reason, window boxes on balconies, loggias and roof terraces may only be placed on the inside. Further information on use can be found in the brochure "Balconies, terraces & co."

Dogs must be kept on a lead within the building and the housing complex and kept away from playgrounds and green areas. Their excrement must be removed or caused to be removed immediately. In general, keeping dogs requires prior permission from the landlord. You can find more details in your tenancy agreement.

Entrance doors to the house must be kept closed and unlocked. The loss of the keys must be reported to the landlord.

In the event of a prolonged absence of the tenant, he/she should leave the flat keys with someone he/she trusts and inform an employee of the landlord. This ensures access to the flat in emergency situations (e.g. water damage). Please also use the emergency contact form for this purpose.

More information on the topic of "Fire prevention" can be found here:



More information on the topic of "Balconies" can be found here:



Damages and faults in the flat or in the building **must be reported to the landlord immediately.** If defects or malfunctions occur in supply lines (gas, water, electricity and heating), the **fault reporting centres of N-ERGIE must be informed of this immediately at 0911/ 900 44 66**, as well as the landlord.



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