

Common Rules

The goal of these rules is to create a calm and quiet environment to live in for all of us. To live in a condominium implies that we form a community. In every community, there are rules to ensure that everything run smoothly and correctly. The purpose of this document is to put together the rules that we think will contribute to the good of the community. These rules are a complement of the condominium's by-laws in the parts that describe our rights and responsibilities.

The law called "bostadrättslagen" describe the general rights and responsibilities that a condominium owner has as a member of the homeowners association: <http://www.notisum.se/rnp/sls/lag/19910614.htm>.

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1. For whom the rules apply

The following rules apply to all condominium owner and their family members, guests, lodger and handyman that performs work in the apartment.

The rules even apply to tenants that rent an apartment in second hand. The rules also apply to the tenants of the homeowners association's four premises.

2. What happens if the rules are not followed?

If a member of the homeowners association violates the rules, the board will first ask the member to follow the rules. If no improvement occurs, a procedure of contract termination can be started.

In case of expenditures arising because of a member violating these rules, the member wears full legal and economic responsibility.

3. General care and consideration

Take care of the association's property - costs for maintenance and repairs ultimately burden ourselves in the form of increased monthly fees. Contact the property manager immediately if you see something that needs to be fixed. Contact information for the property manager and elevator operator are located in each stairwell entrance.

4. General safety

It is important that we remember to keep doors and windows in common areas closed and locked to prevent access to uninvited visitors. Make sure the door closes after you when you go in / out and pay attention to your keys - report a loss to the board immediately.

For fire safety reasons, it is absolutely forbidden to store objects that can catch fire, such as furniture, sledges, cartons, garbage bags, bicycles, strollers and the like in stairwells, in the garage, on all floors or in the entrance. These spaces must be completely free of objects, so that access is not obstructed in the event of fire or other emergency response.

You must also not store flammable and explosive substances in the basement, garage, apartment or on the balcony. Be careful with candles, keep an eye on them and turn them off when you leave home. Check regularly that your smoke alarm works.

5. Insurance

To protect yourself and the apartment, you must subscribe to a home insurance. A Condominium supplement has been signed collectively by the association for all apartments.

6. Noise

In order for everyone to be able to enjoy himself or herself, it is important not to disturb the surrounding residents. All residents are obliged to show consideration, which applies in the apartment as well as in common areas, e.g. courtyard and stairwell. Everyone must show respect for their neighbours and this includes, for example, not disturbing anyone's night's sleep. Noise level considerations apply, of course, around the clock, but it is especially important to consider between 22.00 - 07.00 - also include loud conversations on balconies. Of course, everyone can play music, and when you live in an apartment building, it is to be expected that you hear the neighbours sometimes - but being perceived as disturbing is something completely different. If you are having a party, it is better to talk to your neighbours than to put up notes. Ask the neighbours to let you know if they feel disturbed. If they knock or call, turn down the volume immediately.

If you are the one who has been disturbed, talk to your neighbour first. If this does not work, you can contact the board of your homeowners association. Then it is important that you write down the time and date of the disturbance, and also how you were disturbed. An occasional party does not have to be discussed with the board, but if you feel that you are being disturbed repeatedly, contact with your board can be a way to sort out the problem. If you plan to build and renovate, noisy work that can be perceived as disruptive, such as drilling, should be laid between 08:00-18:00 on weekdays and between 10:00-17:00 on weekends. If it is a permanent job, i.e. several days of continuous disruption, do not forget to warn your nearest neighbours.

7. Stairs, mailboxes and elevators

Stairs and space outside each apartment and storage room must under no circumstances be used as storage of household waste or private belongings. This is to respect the fire safety rules developed by the fire safety board, which we must comply with. Unwanted mail may not be left above or next to the mailboxes. If you do not want advertising, you can place a discreet RED or GREEN sign on your mailbox. If you do not want free newspapers, you can also place a discreet "EJ TIDNING" note on your mailbox. Recycling bins for the newspapers can be found next to the household rubbish bins next to the garage entrance on Heliosgatan 11.

8. Common courtyard and entrance

Our common courtyard is for everyone's well-being and is used on your own responsibility and with regard to the surrounding residents. Toys and other private objects should therefore not be left behind but taken with the owner when leaving the courtyard.

The communal grill located on the bottom floor of the courtyard is used on your own responsibility and must be cleaned after use.

9. Balconies/terraces

Flower boxes can only be hung on the inside of the balcony railing. Remember to water with moderation so that the excess water does not run down to the neighbour below.

Grill with care on the balconies, as the neighbours may not like the smell of smoke and food. Use an electric or gas grill, preferably equipped with a lid. Charcoal grills are not allowed. For glazed balconies, it is not permitted to store LPG tubes larger than 5 litres, as the same fire regulations as for indoors apply. Whipping or shaking of carpets, tablecloths and the like on the balcony is not allowed. Balcony furnishings must not restrict the view to other neighbours. In case of doubt, consult the affected neighbour.

Satellite dish may only be mounted on your own balcony / patio. Bolts must not be attached to the façade, the concrete of the balcony / patio or the window frame. The antenna or any part of its accessories must not hang outside the balcony railing. The antenna must be professionally mounted.

If you want to mount or attach something to a railing or facade, you need the board's approval. Balcony glazing and awnings must also be approved in advance by the board and based on the rules that apply regarding uniformity. Balcony guards and awnings that are installed on balconies must be in the colour 79 light grey (NCS s-4000-n).

10. Strollers

There are rooms specially designed for strollers, walkers, wheelchairs and the like on the entrance level. Strollers may not be stored in entrances and stairwells due to fire safety regulations.

11. Bicycle room

Bicycles must be stored in one of the bicycle rooms. For everyone's comfort, do not leave "scrap bikes" forgotten, but please remove them. Keep in mind that it is absolutely forbidden to store mopeds in the bicycle rooms.

12. Garage

It is forbidden to rent a garage space. For everyone's safety, remember to make sure that all the doors from the garage to the apartments and storage rooms are closed properly. Immediately report the smallest problem and feel free to notify the board.

13. Vermin

The presence of pests, which according to the Rent Act ("hyreslagen") are considered vermin (eg bedbugs, fur beds, wasps and moths) as well as rats and mice must be reported to the association's board without delay. The association has insurance that covers costs for internal remediation.

14. Pets

Pet owners are responsible for ensuring that the City of Stockholm's rules for these are followed and that they do not disturb or pollute the property. It is forbidden to let one's pets relieve themselves on the association's grounds, including the courtyard. Possession of poisonous animals must be approved by the board.

15. Garbage

It is not permitted to dispose of bulky waste, furniture, environmentally hazardous waste, etc. in our recycling room. Only the following packaging and electrical waste may be disposed of in the recycling room:

- paper and cardboard packaging,
- plastic packaging,
- stained and uncoloured glass,
- metal packaging,
- batteries,
- broken light sources.

Once every six months, the association rents a container, so you can throw this type of waste. Between these occasions, the waste is stored by yourself in the apartment or storage room. Alternatively, you can transport the waste yourself to a suitable recycling / environmental station or use external help. Electronic waste must always be transported to a recycling / environmental station. For everyone's well-being, for fire safety reasons and to prevent unpleasant odours, garbage bags must not - even temporarily - be left outside the apartment door.

Household rubbish, newspapers and organic waste are to be disposed of in the bins located next to the garage entrance on Heliosgatan 11 as follow:

- household rubbish in the red bins,
- organic waste in the green bins,
- newspapers in the blue bins.

16. Smoking

Smoking is prohibited in public areas such as entrances, stairwells, storage rooms and elevators. It is forbidden to throw cigarette butts in the yard, outside entrances or from windows or balconies, as the butts litter and can cause both discomfort and fire risk. Show consideration for your neighbours if you or your guests smoke on the balcony / patio, as the smoke spreads and can cause discomfort.