

House Regulations

(legally binding part of the tenancy agreement)

1. Consideration

All occupants should show consideration to other tenants, behave according to the regulations towards each other and towards the landlord, and treat the property made available to them under the tenancy with care, as this will help to create a harmonious atmosphere in the house.

2. Noise

Excessive noise causes an unnecessary disturbance to all occupants. Therefore you should never set your TV, radio and tape recorders above room volume. Using such equipment outside (balcony etc.) should not disturb other occupants. Avoid slamming doors, shouting and making a noise in the apartment, the stairway and the outside areas. Any kind of music must be reasonable and be in line with the principle of consideration towards others. Playing musical instruments should not lead to excessive disturbances and is not allowed from 1 p.m. to 3 p.m. and from 8 p.m. to 8 a.m. During other times instruments may not be played for longer than one hour a day. Keep windows closed while playing musical instruments. The playing of very loud instruments, such as drums or trumpets, is not permitted. You may give music lessons only with the consent of the landlord.

If housework in the building, yard or garden leads to the making of a noise (carpet beating, vacuum cleaning, cutting grass and such like), then this work is to be done on workdays from 8 a.m. to 12 p.m. and from 3 p.m. to 6 p.m. Please do not disturb the quiet periods from 1 p.m. to 3 p.m. and from 10 p.m. to 8 a.m.

3. Playing

Only children under school age may play on the grassed areas. Playing football and cycling is not permitted on the estate, paths and washing areas. Noisy games and sports are not permitted in the open areas in the direct vicinity of the building, in the stairways and in other ancillary rooms.

4. Cleaning the stairway

The building and surroundings are to be kept clean. Anybody making a mess is responsible for cleaning it up immediately. The entrances to the individual apartments, the storage rooms in the cellar and attic are to be kept tidy and to be duly handled and thoroughly cleaned depending on their nature.

The short cleaning schedule comprises the weekly cleaning of the steps and landings, the stairway window and the banisters as far as the next lower floor or the cellar, and is to be done each Friday or Saturday. If several tenants live on the same floor, they shall take it in turns to do the short cleaning schedule.

The large cleaning schedule comprises the cleaning of the cellar corridors and accessible cellar rooms, the bicycle and meter room, the outside stairs, the building and cellar doors, the letterbox and doorbell panel, the drying area, the passages and steps including door and also the lift (where applicable). It is to be done on a Friday or Saturday. The large cleaning schedule is to be done weekly by all the tenants in turn.

If you are ill or away for any length of time you must make alternative arrangements for your turn at cleaning.

5. Stairway, corridors

Entrances, stairway, corridors and areas in front of the apartments can only fulfil their intended function as escape routes if they are kept clear of obstacles. Therefore you are not permitted to block them with prams, scooters, bicycles, shoe cupboards, flower vases, beer crates and other objects. Please use the allocated areas for prams and bicycles.

6. Laundry and drying

Please use the allocated areas and rooms to dry your laundry. Once it is dry, please remove the laundry from the washing line or drying rack. Do not use the drying rooms and areas for any other purposes. You are not permitted to hang out laundry outside on Sundays and public holidays.

Please clean carpets only in the allocated area. Do not clean textiles, shoes and other objects through windows, over the balcony or in the stairway. You may dry or air laundry and other items on the balcony only if they remain below the level of the balustrade.

You may install washing machines, spin-dryers or tumble-dryers only to the appropriate connections in the apartment. Vented dryers are not permitted. Do not allow the water from washing machines to be pumped into the bath, WC or sink.

The washing machine / laundry room is not to be used before 8 a.m. and after 8 p.m. and on Sundays and public holidays. The laundry room and equipment (washing machines, spin-dryer and dryer) are to be cleaned after use. Using counterfeit coins and the manipulation of the washing machine meters will lead to criminal prosecution. You are not allowed to wash cars on the estate.

7. Pets

Apart from small pets (birds, hamsters, aquarium fish) you must obtain the landlord's consent for keeping pets. You are not permitted to keep dangerous, poisonous or large animals.

8. Balcony, window boxes and sun awnings

Flower shelves and window boxes must be mounted properly, securely and to the inside of the balcony. Tenants on lower floors must not be bothered by dripping water or dirt. Make sure that the balcony drain is not blocked. The balcony is to be used only for usual purposes; you are not permitted to use it for rubbish, junk or storage. Do not throw liquids, rubbish etc. into the yard, garden, roof or gutter. Before installing sun awnings you must obtain the landlord's consent on type and colour.

9. Pedestrian and vehicle access

Please keep entrance, cellar and yard doors closed at all times so as to protect other occupants. Pedestrian and vehicle access paths are to be kept free of obstacles.

10. Outside areas, lawns and rubbish container area

Cars are not to be parked in the yard, the paths, access roads and lawns. Cars parked in such places will be towed away at the holder's expense. You are not permitted to drive on the lawns and paths.

Rubbish is to be placed in the bins provided. Bulky rubbish, cardboard boxes etc are to be reduced in size before being placed in the bins. Please comply with the regulations on separating rubbish (bio-waste, residual rubbish, waste paper etc.). Please make sure that you do not drop rubbish in the building, on the paths, lawns or the bin area. In so far as bins are fenced in, please make sure that the door is closed.

11. Signs

You must obtain the landlord's consent before mounting company signs, advertising, and such like. No structural or other changes are to be made to the premises without the written consent of the landlord.

12. Care and cleaning of toilets and sinks

Do not throw any household or kitchen waste, disposable nappies, cat litter, etc. in the toilet or sinks. Any blockage of and damage to toilet and/or sink must be remedied by the tenants at their own expense; the costs incurred may have to be paid.

13. Danger of frost, fire, and storms

If the outside temperature falls to below freezing, please shut windows, protect pipes against freezing and heat rooms appropriately so as to prevent toilets etc from icing up. Cellar, attic and stairway windows are to be kept shut during the cold periods. Roof windows are to be shut and bolted during rain and storms.

Do not store materials that are combustible, easily inflammable or cause a smell in cellar or attic rooms. Do not place any objects in the common drying areas.

Explosive substances are not to be brought into the building or estate. Please comply with statutory regulations when storing heating oil.

You are not allowed to barbecue with solid or liquid fuels on the balcony, or outside in the direct vicinity of the building.

14. Ventilation

Make sure that the apartment is suitably ventilated even in the cold periods (open the windows wide for about ten minutes, several times a day) and also heated so as to prevent mould. Do not ventilate the apartment by leaving the door to the stairway open.

15. Fuel, cookers and heaters

The preparation and storage of fuel in the apartment is not permitted. You may chop wood only outside in an area designated by the landlord and on workdays between 10.00 a.m. and 12.00 p.m. or 3 p.m. to 5 p.m. Cookers and heaters are to be used as per the manufacturer's instructions, to be overhauled and cleaned regularly so as to avoid blockages and other damage.

16. Faults

Inform the landlord immediately about any leaks or other faults to gas and water pipes. If you notice the smell of gas in a room, do not enter with a naked light. Do not use any electric switches. Open the windows. Close the mains stopcock.

If there is vermin in the apartment, you must inform the landlord without delay.

17. Sundry

Tenants will be held liable in full for any damage arising from the failure to heed these house regulations, even if caused by family members, sub-tenants etc.

You are not permitted to provide third parties with keys to the apartment and/or the building.

The house regulations can be changed unilaterally by the landlord when this would serve the proper administration of the property or to settle disputes between tenants.

GEWOBAU Erlangen, September 2000