

# HOUSE RULE

**Living together with several tenants in one house requires, as like the relationship between the tenants and the landlord, that all residents take care of each other. The property of the landlord, which is provided for use by contract, must be treated appropriately and with care. To set up / ensure a trouble-free living-together, the following house rule is a legally binding part of the rental contract.**

## I. Noise protection

1. Avoidable noises which bothering neighbors are unnecessary. The general rest times apply from **1pm to 3pm** & from **11pm to 7am**. Any performing of musician or noisy crafting activities is prohibited. Generally, the noise should be limited to a level where tenants and neighbors don't feel bothered. Audio devices are to be set at room volume, their outdoor usage, e.g. at balcony, must not be disturb the other residents. The rest times apply here too.
2. If there are unavoidable sounds that occur with outdoor household activities (like cutting the lawn/hedge, beating carpets, etc.), these activities must be done on working days from 8am to 1pm in the morning and from 3pm to 7pm in the afternoon. On Sundays and holidays such activities are forbidden, the so-called Sunday rest applies.
3. To bathe, to shower or operating a washing machine should be avoided in the period from 10pm to 6am. Insofar as the night's sleep of residents is disturbed due to the construction of the building (see also the general terms and conditions).
4. Children should play on playgrounds. When doing sports or playing in the facilities, do not bother residents and care about the plantings around. Normal child noise must be tolerated by the residents. Nevertheless, very noisy games and sports (e.g. soccer), should be executed on the designated areas. On open spaces next to the buildings, on stairways and in utility rooms games are not allowed. The parents are committed to force their children to abide by rule.
5. Celebrates and parties for a special reason which last longer then 10pm should be announced to the affected residents in time.
6. In case of a resident with a major disease, special consideration is required, when shift workers live there as well.

## II. Safety

1. In buildings with arcades the arcade doors to stairwells, to elevators and similar must be kept closed to avoid drafts or air turbulences.
2. House and courtyard entrances, stairwells and floors can only fulfill the purpose as escape route only if they are kept free. Therefore, it's not allowed to block these routes

with obstacles or parking cars. To park mopeds or motorcycles in the buildings is generally not permitted.

3. Smoking and open flames in stairwells, in basements or in the lofts are not permitted. Basement and loft are no storage locations for highly flammable substances like paper, packing materials, oil or gasoline. Fuel must be stored properly.
4. All official regulations, especially on storage of flammable substances are to be observed by the tenant, even if there is no special note on this place.
5. To bring any explosives to the house or property is not allowed.
6. If there are faults or damages to the gas-/ waterpipes, the power line or in the building you are obliged to notify the landlord immediately. Only in case of disaster and to avoid major damages until the craftsman arrive, you are allowed, e.g. to close the water-tap or the shut-off device. If corridor or stairwell lightning not works you must notice the landlord or its representative immediately. The tenant does not have to intervene independently in this installation. The only exception is the change of the illuminant or lamps in the apartment if it does not work.

### **III. Cleaning**

1. House and property must be kept clean.

Extraordinary and heavy dirt must be removed immediately by the causing tenant, by the end of the day at the latest (e.g. when moving, for furniture transport or during renovation). Any kind of pollution causing by the domestic animal (dog, cat, etc.) are to be removed immediately and without residue by the pet owner.

The cleaning services and maintenance activities within the framework of the so-called "Großen" and "Kleinen Hausordnung" (inside and outside areas, green spaces), in alternation with other tenants in the house, are the responsibility of the respective tenant.

Therefore, the tenant was given a cleaning plan as an attachment to the house rule. The landlord can transfer the cleaning and maintenance services in whole or in part – if necessary, for a limited time – to corresponding specialist companies. This applies to the green maintenance especially. If this is the case, there is a separate regulation in the rental agreement. For the duration of his absence, the house occupant must ensure that the cleaning requirements are getting done, if necessary, by commissioning a third party.

2. Waste and refuse may only be collected in the designated waste containers. Bulky waste is not allowed to put in the waste containers or be parked on the waste location. Please make sure that no waste rubbish is spilled in the house, on the access routes or the location of the waste containers. Textiles and footwear should not be cleaned in the windows, above the balustrades

### **IV. Community facilities**

Passenger lifts

1. Children may only use the lift if accompanied by an adult. Make sure that the lift is not used unnecessarily. Permanent loads lead to damage.

2. Heavy and bulky objects, pieces of furniture and something similar may only be transported in lifts if the permissible payload of the lift is not exceeded.
3. The use of the elevator for the purpose of transporting moving goods must be reported to the housing company, with details of the transport company. In this case, the elevator cabin must be protected in a suitable form. Soiling must be removed immediately.

#### Community antenna / broadband cable connection

1. The connection of the antenna connection socket in the apartment to the receiving device may only be made using the receiver connection cable provided. As far as the cable is not provided by the housing company, the resident must purchase it at his own expense. The connection must not be made with other connection cables, because this interferes with the reception of the other participants. Furthermore, there is a risk of damaging your own device.
2. Faults and interferences are to be reported to the cable company.

#### **V. General**

The tenant accepts the house rules by concluding the rental agreement. A violation of the house rules constitutes a non-contractual use of the rented property. In serious cases or cases of recurrence the landlord can terminate the tenancy without notice. Not exercising this right of termination temporarily does not mean that the landlord waives this right. These house rules can be changed if this is necessary for proper management reasons.

Gotha, in April 2020

Baugesellschaft Gotha mbH  
August-Creutzburg-Str. 2  
99867 Gotha

Tel.: 03621 771-0  
info@bgg-gotha.de  
www.bgg-gotha.de

Attachment:

Cleaning schedule of property .....