



Baugenossenschaft
Langen eG
Die Wohnraumkönner.

House rules

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House rules of Baugenossenschaft Langen

(registered housing association)

The rules stated below are binding and must be observed by all residents.

1. SUPPORT FOR THE CARETAKER

Caretakers are our staff "on site". They have the task of ensuring that the house rules are observed, in the interests of all residents. Their instructions must be followed.

2. REPORTING HAZARDS AND FAULTS

Hazards, damage or faults in or to the flat, the building or its facilities must be reported immediately to the housing association.

3. KEEPING STAIRWELLS CLEAR

Tenants may not place or fit any items outside their flats. In particular, it is prohibited to hang pictures or to place shoes, shoe cabinets, umbrella stands, plant pots or similar items in stairwells.

4. OBSERVANCE OF QUIET PERIODS

Please show consideration for other residents. Communal life in your building should be characterized by mutual consideration; behaviour should not be at others' expense. All noise is to be avoided during quiet periods. Quiet periods are Monday to Saturday from 10 pm to 7 am (night-time quiet period) and from 1 pm to 3 pm (midday quiet period), and all day on Sundays and statutory holidays. Noise is also to be kept to a minimum outside the quiet periods. By all means enjoy watching television in the evening or listening to your hi-fi, but please do so at normal room volume. Nor should your neighbours be disturbed by noise outdoors. Playing music is permissible only within your own flat.

5. HEATING, VENTILATION AND CLEANING OF FLATS

Die Residents must heat their flats adequately and ventilate and clean them regularly. Standard non-aggressive domestic cleaning agents are to be used for cleaning. Flats are not to be ventilated into the stairwell.

Laundry is to be hung up to dry only in the drying areas..

6. CLEANLINESS

Any soiling caused by deliveries or the transporting of items within the building or elsewhere on the property must be cleaned immediately by the causer or by the recipient of the delivery.

The shaking of dust out of carpets, blankets, dust cloths or other items in hallways or from balconies or windows is prohibited.

7. WASTE DISPOSAL

Waste is to be disposed of only in the waste bins provided for the purpose. Larger items of waste must first be broken up. Please ensure that no waste or refuse of any kind is deposited in the building, in entrance areas or on paths, or in the waste bin area..

RECYCLABLE MATERIALS

Recyclable materials such as glass, paper, plastics, metal, etc. must be disposed of in accordance with the applicable regulations and use of the relevant facilities. Where provided, special bins for recyclable materials may be used only for the materials for which they were intended.

BULKY REFUSE

Tenants are responsible themselves for organizing the disposal of their bulky refuse. Bulky refuse is to be stored in tenants' own rooms until the day of collection.

8. SANITARY FACILITIES

Water may be used only for domestic purposes and not for commercial purposes.

Hygiene items (such as nappies and sanitary towels) and waste (including oil or grease waste, cat litter, waste food) must not be disposed of in the toilets or wash basins.

9. CLOSING OF DOORS AND WINDOWS

Doors to the building must not be locked. Cellar and courtyard doors must be kept closed at all times.

Cellar, loft and stairwell windows must be kept closed during the winter months; they may be opened only briefly for the purpose of ventilation. Roof windows must be closed and latched during rain and storms.

10. BALCONIES

Balconies without a drain emptying directly into a drainage pipe may only be mopped damp; they must not be washed down. Flower pots must be fitted in a good and workmanlike manner. During watering of the plants, dripping water that could cause damage, or nuisance to others, must be prevented.

Laundry may be hung out to dry only up to the level of the parapet.

The burning of fuel of any kind on balconies for any purpose, including for barbecues, is prohibited.

11. STORAGE OF ITEMS IN STORAGE ROOMS

Rubbish, easily flammable substances and substances presenting a fire risk may not be stored in loft areas or cellar rooms.

Damp and the ingress of water must be anticipated in loft areas and cellar rooms. Items should be stored on shelves, and covered. Valuables should not be stored in cellars or loft areas. The protective grates on cellar windows are to be kept closed at all times in order to prevent animals from gaining access.

12. COMMUNAL FACILITIES

Communal facilities are used at the users' own risk. The housing association accepts no liability for damage to or loss of property. The rules, assignment plans, instructions for use and signs for the communal facilities must be observed.

Doors to communal facilities must be kept closed at all times.

Washing and drying areas and appliances must be cleaned after use.

Within the scope of their duty of supervision, parents and guardians are responsible for damage caused by their children.

13. LIFTS

Small children may not use lifts unless accompanied by an adult. Furniture and other large or heavy items may not be transported in lifts without permission from the caretaker. Measures must be taken in such cases to prevent damage to the lift.

14. OUTDOOR AREAS

Dogs and cats must be kept away from the outdoor areas. This particularly applies to lawns and children's playgrounds.

The erection of playground equipment is prohibited.

The playing of football in the outdoor areas is not permitted. Parents and guardians are responsible for ensuring that their children do not damage the outdoor facilities or leave them soiled.

15. PLAYGROUNDS

Playgrounds may be used by the children from 8 am until sundown or 7 pm, whichever is earlier. Children use the playground equipment at their own risk.

16. AERIALS

Aerials and satellite dishes may be fitted only with the express permission of the housing association. Permission is granted only in exceptional cases and subject to specific conditions.

17. PARKING OF VEHICLES

Vehicles may not be parked on paths or entrance areas or in green areas. The carrying out of maintenance or repair work on vehicles on the site is prohibited. Mopeds may not be parked in residential buildings or under the windows of such buildings. Vehicle keepers are responsible for ensuring that the statutory and fire insurance regulations are observed.