

Rules and Procedure

Living in an association means that we are part of a community. Together we own and manage the building where we live and together we make our accommodation better. We have a common responsibility and must therefore all take responsibility and that we show consideration, respect and tolerance to each other. The rules of procedure do not only apply to the owner, but also other family members, as well as guests, tenants and craftsmen who have performed work for you in the apartment. The rules of procedure also apply to sub-tenants.

By following the rules and regulations, we all contribute to good relations between neighbors and that our building and the grounds around it look nice and well kept.

Party, Peace and Quiet

We all have different life situations, someone works at night, someone works during the day - show consideration around the clock, but pay special attention to the times when peace should prevail. For example, avoid vacuuming early in the morning or late in the evening and make sure you close kitchen doors, drawers and doors softly. Also avoid turning on the TV, radio or stereo too loudly.

Normally, peace should prevail both indoors and in the yard between 22:00 and 08:00. On Sunday morning, we would very much like to see peace last longer.

Remember that your floor is the neighbor's roof. We live in a concrete house and concrete is a rigid and dense material, meaning it reflects sounds well. If you have planned a party, it is good practice to inform your neighbors before the party or put a note in the entrance that you will have a party. Acceptance among your neighbors usually increases significantly if you have informed them beforehand.

Lastly: if your neighbor bothers you - knock on their door and let them know. Talk to each other to avoid unnecessary irritation and conflicts.

Renovations and improvements

Sometimes it is necessary to renovate, meaning you have to drill and saw etc. In order to not disturb your neighbors more than necessary this is done at the following times:

Monday-Friday at 08.00 - 20.00

Saturdays-Sundays and public holidays at 10.00 - 16.00.

Using a rotary percussion drill is limited to the following times:

Monday-Friday at 09.00 - 19.00

Saturdays-Sundays and public holidays at 11.00 - 16.00.

Please show your neighbors consideration by respecting these times.

Exceptions and approval from the board

Some exceptions can be made from the above times, for example when craftsmen are hired. Then contact the board well in advance before and if approved, put up a note with information about this.

When it comes to significant changes, you must get the board's approval. Therefore, make it a habit to always contact the board before renovation to find out whether you need the board's permission for the intended work.

Note that during the renovation, as the owner of your apartment, you are responsible for cleaning the staircase and lifts, and that building materials are removed and transported away - even when craftsmen have been hired.

Balconies

Remember not to feed birds from the balcony as leftover bird food can attract rats to our house.

Carpets are whipped on the carpet beating rack in the yard and are not shaken from windows or balconies.

Grilling is allowed on the balcony, but only with an electrical grill. If you want to grill with a charcoal grill, you can do this in the assigned area in the yard.

Shared spaces

Think about what you throw in the household rubbish. We have garbage cans in the stairwells and they can not handle everything. If there is a blockage in the pipes, it will be costly for the association.

As a resident of this building you are required to leave all your recycling, such as plastic, cardboard and cardboard boxes, glass, etc. at the recycling station.

Clean up after yourself if you have accidentally spilled and / or soiled any part of the common areas such as an elevator or stairwell.

Keep in mind that smoking is not allowed indoors in our common areas.

The stairs are your fire route, it must be passable and must not be blocked. In other words, the doormat is laid inside the apartment door and you are also not allowed to store walkers, prams or other goods in the stairwell.

Make sure that doors to the gate, bicycle room, basement and attic are locked. Avoid setting up doors and windows without supervision.

Respect the parking regulations in the courtyard: there is a parking ban in front of the gates. Only a short time (11 minutes) for loading and unloading is allowed.

It is not permitted to use other members' storage spaces without their permission. Public areas in attics and basements must be accessible for chimney sweepers and fire inspection. Remember that these spaces are not at any time to be blocked. The association moves away things that stand in the way.

Are you not using your bike? Sell it or take it to the nearest recycling station for this purpose. Respect the rules in the laundry room and do not forget to clean up after yourself.

Rules for and etiquette in the laundry room

The laundry room is a common space that everyone must share. We therefore ask you to carefully follow the rules. In addition, we want you to leave the laundry room so that whoever comes after you doesn't have to start his/her laundry session by cleaning up after you.

How to use the laundry room

In order to avoid unnecessary conflicts with your neighbors, make sure you follow the booking system and only do laundry the time slot you have booked. Respect the booked times and do not wash at times other than the washing times. Note that you have access to the drying room and the dryer 1 hour after the end of the session.

You are required to sweep and mop the floors every time you have used the laundry room. The same goes for the drying room, have you used it? You should also wipe and clean the detergent compartments of the machines.

Report to SCB immediately if you discover that the machines are not working properly. Leave the laundry equipment and cleaning materials in the laundry room.

Minors are not allowed to use the laundry themselves.

Pets are not allowed in the laundry room.

Smoking is not allowed in the laundry room.

How to do your laundry

Carefully follow the care instructions that apply to washers, dryers and other equipment in the laundry room. Follow the machines' program selection and dosage of detergent, then you'll get the best washing result. Wash with a full machine in order to save energy. It benefits both you and your neighbors.

Empty the pockets of the garments before putting them in the machines. Use a washing bag if you wash bras with a strap/wire to avoid unnecessary stopping of the washing machines.

You may wash carpets in the special heavy-duty washing machine located in the laundry room in the 20A, but not in the regular washing machines. Do not forget to shake the carpet before washing. This is done outdoors.

You must not dye or bleach clothes in the washing machines.

Approval from the board

Remember to obtain the board's approval if you want to:

- sublet your home.
- put up antennas or other arrangements on the balcony that may interfere with the exterior.
- make significant changes in your apartment.