



RULES OF ORDER for BRF HARDEN 117

Background

Regarding public order and security, etc., the Public Order Act (SFS 1993:1617) applies to the entire country and for Sollentuna municipality General local regulations. It is then up to local organizations to regulate their activities in more detail in different residential areas. Most Housing associations (brf) in the country therefore adhere to their own rules of procedure adapted to their special needs.

As part of creating order and well-being in our condominium association, the following rules of procedure are in place established to apply to brf Härden 117, i.e. the properties with rise Pilvägen 24 - 46. They apply for members of brf as well as tenants (all of whom are referred to in the following as the residents).

The association's rules of procedure can be seen as a complement to the above and to the association's statutes.

A shared responsibility

Living in a condominium meant that we were part of a community of people with the same interests maintain a pleasant home, where we all have a shared responsibility. As residents, we not only have the right to a home in the association's property, but we must not forget that we also have obligations towards them both the association and the residents.

As residents, we also have responsibility for family members, guests and possibly resident with us and possibly secondary resident persons.

The purpose of the regulations is therefore to serve well-being and community in the area, to create good order and neighborly and create the conditions for sustainable living.

If the rules are not followed

It is the board's job to ensure that the rules are applied and to intervene appropriately in case of violation happens. It is the board's hope that this will not have to happen or that in that case it will stop at one reprimand. In more serious cases, however, there may be a question of termination (Bostadsrättsföreningslagen § 11 and the Articles of Association § 15).

After the general regulations below, more detailed regulations follow which are arranged alphabetically. Finally, a search index with keywords is found.

GENERAL PROVISIONS

1. General caution

1. We must be careful about the association's property and take good care of it. The costs of maintenance and repairs must be paid by all of us jointly.
2. In case of errors that occur on non-holiday weekdays, contact EMVIX Förvaltnings - och Byggservice AB during office hours 08.00 - 17.00 in the first instance, tel. 08/750 80 35 (email: info@emvix.se).

In case of urgent errors on Saturdays and weekends, refer to the Securitas alarm center, tel. 08/ 657 77 22. Please note that non-urgent fault reports are charged to the notifier. See other grants in the gate entrance!

2. About security

1. Check that doors lock when entering or exiting! This does not only apply to the suburbs but also garage door, lift door, attic and cellar door. Front door may only be left open in connection with unloading or loading in connection with moving. The door must then be kept under supervision and closed after loading.

2. Do not let an unknown person into the property!
3. Due to the risk of fire, smoking and the use of candles are prohibited both in the garage, basement and attic as well as in the property's stairways (incl. the elevator).
4. The property owner is obliged to ensure that there are fire alarms in each apartment according to the Accident Prevention Act (SFS 2003:778).
5. 5. Please notify a neighbor or acquaintance if you will be away for an extended period of time.

3. Balconies and balconies

Whipping and shaking of bedding, carpets, etc. is not permitted.

Grilling is also not permitted due to the smoke and fire hazard.

Feeding birds on a balcony or via a window or outside the house is not permitted because it causes a sanitary nuisance by food scraps attracting rats to the ground below.

Satellite dishes may only be set up on the inside of the balcony.

Throwing butts, snuff and other rubbish from the balconies is not permitted.

Please note that glazing the balcony requires a building permit from the municipality.

If you have flower boxes, these should sit on the inside of the balcony railing. When watering the flowers: remember the neighbors below!

4. Car to the gate entrance

Driving up to the entrance by private car may only take place when moving in or out or when moving in and out unloading of bulky luggage. Please note that parking is prohibited on the farm and that parking there can result in parking fines. A temporary P permit can be issued by the board in case of special needs.

5. Prams

On the lower floor, next to the entrance to the high-rise building and inside the gate in the low-rise building, there is a space for the first Hand, strollers. These must not stand in the stairwells (see p. 15!).

6. Bicycles

Apart from bicycle racks on the farm (see point 9), bicycles may be stored in a special bicycle room in the basement corridor in the high-rise building (opposite the laundry room, signposted Cykelrum).

7. Fireworks

Fireworks in a detailed planned area (like ours) require permission from the police authority according to the Public Order Act and is prohibited on our land according to the municipal public order regulations.

8. The garage

Smoking forbidden!
The laundry area

In the garage there is a washing area that may only be used by residents with a rented garage space for car washing, tire change and short-term repair.

The place must of course also not be used as a parking place for cars other than just under them the laundry or the tire change . The washroom must be kept in a neat condition by the person who uses it. Turn off the light after you!

In case of fault in the installation (e.g. water hose, light tube, etc.) this must be reported immediately by the person who discovers it (See above under point 1.2!).

Your garage space

in your own garage space , but otherwise nothing else may be stored there.

9. Yard spaces

We want our yard to be neat and tidy, so we bring in toys and other things and put them on therefore intended place. Pimps and other rubbish do not belong on our farm or outside the gates.

Bicycle racks are also available next to certain ascents to the high-rise building.

For ball games (soccer etc.) there is a sports field in the area. It must not take place on the farm.

If marshals are placed outside the house at any celebration, they should be placed so that they do not give soot stains or otherwise damage the facade. The cans must of course also be removed afterwards.

10. Pets

It is assumed that dog or cat owners pick up after their animals when they are resting. Coupling obligation applies as known according to the law on the supervision of dogs and cats (SFS 1943: 459). Snakes or other reptiles are not welcome in our properties.

11. Doodles

Scribbles on walls and in elevators are considered vandalism and will result in a police report.

12. Pests

There is an immediate notification obligation if we should be affected by pests or vermin of any kind. See above under point 1.2!

13. Garbage

Respect the rules in the garbage room, so that all garbage is put in the right place and is packaged in the right way.

Do not leave the door ajar (other than for possible short airing while you are there)! For bulky waste and electrical waste there is a special garbage station.

14. Disturbances

We must bear in mind that the property is very responsive. This means that the greatest possible consideration must be taken to the neighbors.

For craftsmen, according to the Tenancy Act, drilling and carpentry work and the like must be reported no later than one week before that through grants in the portentré.

The resident himself may have to carry out shorter drilling and similar work, but in that case they must be carried out between 08.00 and 20.00 and thus not in the late evening. If you have to carry out noisy work in the apartment, these should primarily be carried out during the day. The neighbors also appreciate you letting them know this in advance.

Music (radio, TV, gramophone, etc.) should be muted between 22.00 and 06.00. Note that high sound volume even during the day can be perceived as disturbing! Think especially about the volume in summer when you may have opened the balcony door or window! Party or party for friends and acquaintances is nice, but if it can be late and perhaps a little noisy, the neighbors appreciate a notice in advance through for example a stop in the lift or in the gate. Prolonged flushing of water in the kitchen or bathroom should be avoided at night.

DISTURBANCE DUTY

In urgent cases, the Emergency Service can be contacted. It can be accessed every day at 20.00 - 06.00, on tel. 08/ 568 214 00.

15. Staircases

Smoking forbidden!

There must be absolutely nothing in the stairwells. This is so as not to make it worse/complicated possible fire and or an ambulance call.

16. Laundry room

Smoking forbidden!

A special booking schedule and the rules posted there apply to the laundry room.

17. Wind and cold spaces

Smoking forbidden!

In the attic and in the basement there are booths for storing personal belongings. Avoid placing stealable property there! Flammable liquids, gas cylinders, etc. must not be stored there. Turn off the light after you!

SEARCH LIST:

Balcony, see 3. Balconies and balconies

Prams, see 5. Prams

Flower pots etc., see 3. Balconies and balconies

Noise, see 14. Interference

Bicycle, moped, see 6. Bicycles, 9. Yard spaces, 15. Staircases

Mistakes, see Shared responsibility

Party, see 14. Disturbances

Football, see 9. Yard spaces

Garage space, see 8. The garage

Pets, see 10. Pets

Floorball od see 9. Yard areas

Doodle, see 11. Doodle

Basement, see 17. Attic and basement spaces

Carpet whipping, see 3. Balconies and balconies

Music, see 14. Disturbances

Vermin, see 12. Pests

Party, see 14. Disturbances

Rollators, see 15. Staircases

Smoking, see 8. The garage, 15. Staircases, 16. Laundry room, 17. Attic and basement spaces

Damage, see 11. Graffiti

Bed linen, see 3. Balconies and balconies

Laundry room , see 8. The garage

Attic, see 17. Attic and basement spaces

The board reserves the right to additions or changes to these rules of procedure that may be required of arising situations.

These rules of procedure have been decided at an extraordinary general meeting on 22.03.2012 to apply from on 23.03.2012.