

# BALNEUM

GRÖNDAL STRAND

## Rules of responsibility for tenant

---

As a tenant in Brf Balneum, you must, like all other condo owners, follow the rules set by the association. The purpose is to facilitate the practical living and to create a general well-being in the condo building. These following rules are important for every tenant to know and follow:

The tenant shall be careful and maintain both his own apartment, as well as the property of the association.

The tenant is also obliged to follow the instructions given by the board.

### Apartment

- It is strictly forbidden to carry out professional or business activities in the rented unit.
- If an event or damage occurs, that must be repaired, it is important that the condo owner is informed immediately. This is so that the matter can be addressed as quickly as possible.
- The tenant must always have a valid home insurance.
- Think of your neighbors in terms of noise level and show extra consideration before 8:00 and after 10:00 p.m. If there is a high volume of, for example, music system, TV, use of drill, and such - close the balcony doors and windows. Also avoid shouting, mopeds, etc. in the all outdoor spaces.
- Upon detection of pests, report this immediately to the owners.
- Storage of flammable goods in apartments or storage spaces, is prohibited. Antennas, parabolas or awnings may not be installed.
- It is not allowed to use charcoal bbq's, only gas, on balconies/patios/terraces.
- It is the responsibility of each tenant to shovel snow for their balcony/patio/terrace. If you cannot shovel the snow away, make sure to remove what is near the facade to prevent possible water damage that could otherwise occur.
- Do not use balcony/patio/terrace as a cleaning area for carpets, bedding and the alike. Flowers are pleasant but keep in mind that the flower box must be hung on the inside of the railing so that it does not risk falling down. When watering, think of the neighbor below.
- Look after your pets. It is forbidden to walk or let dogs and cats run loose in the association's area.

# BALNEUM

GRÖNDAL STRAND

## Environment and common spaces

- As a tenant, you do not have access to the association's pool, sauna or boat.
- When using common spaces, the tenant is obliged to comply with the rules and regulations set to those spaces.
- Doormats and drying mats must not be placed in front of the entrance door of the apartment.
- Storage of strollers, bicycles etc may not be stored in stairwells, entrances, nor in the common outdoor spaces. Storage of such above mentioned items can only be done in designated spaces or in the apartment, since this can cause accessibility problems for example ambulance personnel, or lead to fire hazard.
- Smoking is prohibited in all common spaces such as elevators, lobbies, stairwells, etc. For everyone's comfort, do not throw cigarette butts on the ground. For the sake of allergy and asthma sufferers: please follow this.
- Make sure that doors shut properly and keep locked so that unauthorized people cannot enter.
- Please recycle. Garbage should be thrown according to instructions. Bulk waste, building materials, glass, newspapers and cardboard must not be thrown away with household waste. Leave this to the nearest recycling station.

## Garage and parking spaces

- Parking is done in the building's garage and parking spaces, or on surrounding streets according to the city's parking regulations.
- Garages/parking spaces shall be used only for the storage of passenger cars. Nothing else may be set up on the wall, ceiling or stored on the parking spot.
- No parking of cars, motorcycles and other motorized vehicles are allowed outside the building's different entrances.

---

I have read and will follow the rules of responsibility for Brf Balneum

**Signature tenant**

**City and Date**

---

**Name tenant**

---