

House Regulations

Respectful and tolerant coexistence is central to the peaceful cohabitation of all tenants. In its buildings HOWOGE tolerates neither discrimination on the basis of origin, skin colour, name, religion, language or lifestyle; nor bullying, threats or harassment. The following regulations apply:

1. Preventing noise

Disturbing noises, slamming doors shut, noisily running up and down the stairs as well as such activities, which cause vibrations in the building or disturb residents due to the resulting noise and thereby adversely affecting the domestic tranquillity, are prohibited.

The periods from 1 pm to 3 pm, from 10 pm to 7 am as well as the whole of the day on Sundays and public holidays are general rest periods.

2. Use of staircases and corridors

The leaving of bicycles, mopeds and motorbikes is not permitted in these areas. Bicycles must be carried on the stairs and in corridors - not ridden.

As a matter of principle, prams and pushchairs, wheelchairs or rollators must be left in corresponding community rooms. If no community rooms are available for this purpose, then prams and pushchairs, wheelchairs or rollators must be left in the entrance area of the building in such a way that they do not block up the entrance. The tenant, however, is liable for any personal injury or damage to property occurring. He bears the risk ensuing from his action in leaving such items there.

For fire-safety reasons, escape routes may not be obstructed. It is not permitted to leave prams and pushchairs, wheelchairs or rollators on landings.

Door mats are not to be placed in the corridor or landing, but behind the apartment door.

3. Ventilation and heating / Using the windows

Sufficient ventilation and proper heating – both together are particularly important in winter – are necessary for a pleasant indoor climate. Proper ventilation, i.e., opening the window wide for a short period (ten to fifteen minutes) several times a day, prevents an excessive increase in humidity and the formation of mould and mildew on the outside walls. Please note the information provided in the brochure "Proper heating and ventilation".

Covers, carpets, etc. may not be shaken out at an open window. To air beds, place them by the window. They must not be hung out of the window.

4. Keeping pets

Small animals as pets must be kept in a manner appropriate to their species and in such a way that they do not cause annoyance or harassment to residents.

Any soiling caused by dogs must be immediately cleared up and disposed of by their owners. Feeding free-living animals (i.e. not pets) is prohibited for reasons of hygiene, because the food remains attract rats and other vermin.

5. Connection and operation of built-in appliances

The installation of washing machines and dishwashers may only be carried out by a specialist. An aquastop must always be fitted in the process. The electrical connection of built-in appliances must also be performed by a specialist. The operating instructions must be strictly followed.

The installation of recirculation hoods (but not extractor hoods) in kitchens is permitted. It is prohibited to connect these to ventilation systems.

6. Use of balconies, conservatories, loggias, loggia glazing and windows

Drilling or the pasting of labels on/in loggias, balconies, conservatories or the existing complete heat insulation of façades is prohibited. Drilling into window frames is prohibited. No changes may be made to the colour scheme by painting or wallpapering. The setting-up of flower pots on glazed loggias is not possible. The attaching of slats, roller blinds or other curtains and the pasting of labels on the loggia glazing is not permitted. Curtains may only be attached to the feature (curtain rail) already integrated into the glazing structure. The external visual appearance of the frameless glazing may not be changed.

The use of barbecues is permitted to the usual extent, although the interests of fellow residents are to be considered at all times.

7. Keys and doors

When moving out, all keys are to be returned to the landlord. No further keys may be copied without written permission. In the event that the landlord does not receive all the keys when the tenant moves out, the landlord reserves the right to replace all the locks that can be opened with these keys at the expense of the tenant moving out.

Front and cellar doors are to be kept closed at all times.

8. Using the lifts

The regulations for use of the lifts must be observed. Lifts must be used in a proper way and not overloaded. If the lift is suitable for the transport of furniture, then the tenant must notify the caretaker before the planned transport.

9. Preventing blockages in drainage pipes

Do not throw away waste, ash, rags, cat litter, feminine hygiene products, paint and food remains, etc. down the plug holes or the toilet. Plug holes must be regularly cleaned to prevent blockages. In most cases, the persons causing blockages are to be subsequently identified and charged with the costs of removing these blockages and their consequences.

10. Use of waste bins, waste container areas and waste-disposal units

Waste belongs in the waste bins provided. If there are containers set up, then you must sort the waste and dispose of for recycling. This separation of waste reduces the operating costs, because the disposal of sorted waste is more economical than the disposal of non-sorted

waste. Keep the waste container areas clean in order to prevent rats and vermin settling there.

The leaving of bulky waste in waste container areas, cellar corridors or other places on the premises is not permitted. Refuse chutes may not be used between 8 pm and 7 am the next morning. Only waste in closed bags can be put in the refuse chute. For fire protection reasons, glowing objects (e.g. cigarette ends) may not be thrown away into the refuse chutes.

11. Use of the green areas and playgrounds

The green areas are not football pitches, paths or routes for bicycles, mopeds, motorbikes or cars. Children up to the age of 10 years, however, may play on the paths with their bicycles.

The rest periods must also be observed at playgrounds and sports areas.

12. Preventing fire and frost damage

Smoking in attics, cellars and staircases or handling open fire or light (candles, oil lamps, etc.) is prohibited. No inflammable or combustible substances may be stored in the storage rooms outside the apartments.

In the event of heavy frost, there exists a risk of water pipes freezing, resulting in burst pipes. All rooms containing water pipes must be kept sufficiently warm.

The tenant recognises the House Regulations as binding for him. A breach of the house regulations is a use of the rental object contrary to contract.

In serious cases, following an ineffective warning the landlord is entitled to terminate the rental contract without observing any notice period. The tenant is liable to pay compensation for any damage caused to the landlord as a result of violation or non-compliance with the House Regulations and by not observing the notification obligations. The landlord may make amendments and supplements to the House Regulations.

13. Water pipes

In the event of any absence from the apartment exceeding a period of approx. 14 days, deposits can build up in the water pipes due to the lack of water exchange. We therefore recommend that when you return to your apartment, you turn the water taps on to rinse through the water pipes.