

Rules for residents in Brf Norra Guldheden Nr 1

The real estates owned by Bostadsrättsföreningen Norra Guldheden Nr 1 has been pointed out by the County Administrative Board and the National Heritage Board as an area of national interest for cultural environmental protection. This means that the exterior of existing buildings and the area in general must not be changed in such a way that the cultural values worthy of protection are significantly damaged.

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This is what you should know about the tenant-owner association's housing rules!

Responsibility

The board of the association is responsible for the association's day-to-day administration and for implementing the decisions made by the association's general meeting. The day-to-day administration also includes matters of order.

This means that the board has the ultimate responsibility for maintaining order both inside and outside the house / houses. Everyone is obliged to comply with the housing rules. Living in a condominium means a shared responsibility. As a member of the association, you not only have the right to a home in the association's house but also obligations towards the association and other members. The purpose is for us together to create such a pleasant and safe living environment as usual.

For whom do the rules apply?

The housing rules do not only apply to you as a tenant-owner. All family members are included as well as guests, residents or craftsmen who perform work for you in the apartment. The housing rules also apply to tenants and sub-tenants.

What happens if the housing rules are not followed?

If the housing rules are not followed, the board may in more serious cases question whether you should be allowed to stay. Offenses of little importance to the association and other members cannot lead to dismissal. In more serious cases the board first, in writing, requests the person who violates the rules to follow them. Thereafter, if the member or tenant nevertheless does not follow the rules there may be a termination of residence.

Do you have any questions?

If you have any thoughts about something that is raised here, you are always welcome to contact the board at e-mail: styrelsen@brfnorraguldheden.se

1. **About general caution**

- a) Remember to be cautious with the association's property and help take good care of it. Costs for maintenance and repairs are paid by yourself and other members.
- b) Be thrifty with hot water. Do not leave water running unnecessarily and change the gasket when the tap leaks. Also be economical with electricity in the property's common areas. Costs for water and electricity are also paid jointly via the annual fee.
- c) If acute damage occurs in the house, first contact the property manager or the caretaker according to the notice in the stairwell. They are assigned to manage the maintenance service of the properties. During on-call time, contact the real estate emergency service. Contact information is available in the stairwell and on the website, styrelsen@brfnorraguldheden.se

2. **About security**

- a) Check that the outer door to your building is locked after entry and exit.
- b) Feel free to help those who seem lost and cannot find where they are going, but do not let anyone unknown into the buildings. Be especially vigilant when opening via the intercom.
- c) Do not leave attic or basement doors unlocked.
- d) Be careful with fire.
- e) Your apartment should be equipped with a smoke alarm. Notify neighbours or the board if you are away for a long time.

3. **Balconies & facades**

The following rules apply to balconies and facades:

- a) Permanent storage only of objects considered to be normal balcony furniture.
- b) For shaking carpets, bedding, etc. we refer to the whipping scaffolds located outside of most buildings.
- c) Grilling with an open flame is only permitted at a designated barbecue area to the risk of fire. Electric grills are allowed on balconies.
- d) Flower boxes and similar items may only be placed inside the balcony railing.

Make sure that the balcony door is properly closed to prevent water from entering the apartment during heavy rainfall and/or snowmelt.

If you want to make an intervention (eg make holes) in the facade, permission from the association is required, as well as a building permit. This is to avoid damages caused by moisture in the building walls which can be very costly to repair.

AWNINGS

There are rules about attachment and color. In 2004, it was decided on a common color for the entire area, a yellow-beige, color no. 52 by the brand Sandatex. The decision is anchored with the district architect. For more information about installing awnings and how to get the color sample, contact the Property Manager Expedition on Raketgatan 9.

The association is responsible for external maintenance, i.e. facades, roofs, exterior windows, balconies and entrances as well as stairwells, basements and attics.

4. **Whipping carpets**

For whipping and/or airing carpets, bedding, etc. there is a whipping scaffold outside of most buildings or on the so-called "whip balconies" (only in the red houses on Raketgatan).

5. **Feeding of birds**

Feeding of birds or other small wild animals is not allowed in the area (which also includes balconies and entrances). Mainly because food leftovers can attract rats and other pests, but also because food leftovers and animal droppings pollute the neighbourhood.

6. **Laundry rooms**

The association has 19 laundry rooms, located in 19 houses. The houses on Daniel Petterssons gata and Dalheimersgatan share common laundry rooms. Booking schedule and special rules of procedure are posted in the laundry rooms. Booking of laundry time may only be done with an intended laundry room lock. A replacement lock can be obtained at a cost from the property manager.

WASHING TIMES

Washing hours weekdays 07:00-22:00 and weekends 08:00-22:00. When you want to reserve laundry time, use the intended laundry lock marked with your apartment number. Don't forget to remove it after the session is over. If you have not started your washing one hour after the reserved time, other residents can use the laundry room. You are expected to clean up after your laundry is finished. Wipe out the washing machines, remove dust from the dryer, make sure the floor is swept and wiped clean and remove your laundry from the drying room and/or dryer. Drying room and dryer can be used one hour after the end of the washing time, but not after 22:00 (when the power is turned off). Be sure to return the laundry baskets that belong to the laundry room.

NOTE! Carpets must not be washed in our washing machines.

7. **Bicycle room and pram room**

Bicycles can be stored in the bicycle room or parked in bicycle racks outdoors. For fire safety reasons, bicycles, prams, sledges, walkers and the like may not be placed in such a way that they prevent entry and exit in the entrance and stairwell, but must be stored in the designated space. Mopeds and petrol-powered vehicles must not be stored in bicycle rooms for fire safety reasons.

8. **Outdoors**

- a) Parents are responsible that the children's toys, sledges, bicycles, etc. are gathered and taken care of at the end of the day.
- b) Marshal candles must be placed so that they do not cause stearin or soot stains or otherwise damage e.g. facades and entrances. Remove burnt-out candle jars and any stearin and soot stains your candles have created yourself.
- c) Outdoor grilling may only take place at designated barbecue areas in the area. The person who grills is responsible for getting things in order. Rubbish and the like must be taken care of. Observe the wind direction and show considerations for those who live in nearby houses. If you use disposable grills, beware of the lawn underneath and make sure they have cooled down properly before throwing them away, for everyone's well-being and fire safety.

9. **Waste management, electrical waste, chemical products**

- a) Household waste must be sorted by you; marked containers for various waste products are available at they many recycling stations on our grounds. Please place the correct waste in the

intended container. This is important both for environmental reasons and out of consideration for the cleaning workers' work environment and health.

- b) It is important to compress the waste before it is thrown in the container, e.g. fold up and flatten cartons.
- c) It is forbidden to place waste next to the containers. If the bins are full, please check if there is a place in another recycling station or come back another day.
- d) By law, electrical and electronic waste and other environmentally hazardous waste must be collected separately and must therefore not be left in the regular rubbish. You are responsible for transporting such waste to the nearest environmental station, which you will find information about on the municipality's website.
- e) Several times a year, the association issues a container for its members to dispose of bulky rubbish, placed between RG9 and RG11. On these occasions, it is also possible to throw electronic scrap in special containers.

10. Basements and attics

In attics and basements, personal belongings may only be stored in the intended place. The corridors must be kept free of things for fire safety reasons and must not be cluttered. The property manager has the right to remove items outside the storerooms. Avoid storing theft-prone or fragile property in attics and basements. The number on the storage room must correspond to the apartment number. In some cases, you can rent an additional storage from the association via Riksbyggen. It is not permitted to use other storage without permission.

11. TV, telephony, broadband

It is not permitted to install a satellite disc or other outdoor antenna on a façade or balcony railing without the permission of the board. The association has a public connection to broadband and TV through Ownit. Router and TV box belong to the apartment and must therefore be left when moving. Contact Ownit for more information about the service or if you desire any hardware supplementation.

12. Pets

Holders of pets must make sure that they do not disturb or pollute the houses, sidewalks, paths, or stairs. Do not walk the dog or other pets in flowerbeds, in close proximity to benches or picnic tables or on children play areas. Pick up the animal's droppings.

13. Disturbances

In order for everyone to feel at home, it is important that you do not disturb your neighbours unnecessarily. All residents are obliged to show respect and consideration for their neighbours. The law looks strictly at disturbances! Anyone who disturbs and does not comply with a notice from the board may in more serious cases be dismissed. The obligation to avoid disturbances applies in the apartment and associated storage, garage but also in common areas such as stairwells, elevators, laundry rooms and balconies.

The rules apply around the clock but are extra important to follow on nights before weekdays from kl. 22:00 in the evening to kl. 07:00 in the morning. Washing and washing machines should therefore be avoided during this time. If you have a party, feel free to inform the neighbours well in advance if you think it may disturb them. Talk to your neighbours about what they think is good, and if you feel disturbed, contact your neighbour.

When renovating, keep in mind that noise must be minimized and concentrated on as few occasions as possible and must not occur before 09:00 and after kl. 17:00. Inform your neighbours well in advance about any disturbances that may affect them.

14. Subletting

The board would like to point out that it is not permitted to sublet your apartment without the board's approval. Leasing of condominiums and tenancies in second hand requires the board's approval well in advance of the commencement of letting. The application must be in writing and contain the reason for the request, time period and who is to rent the apartment. The board approves an application for subletting for a maximum of one year at a time according to one of the following reasons: studies, work in another location or testing cohabitation. If you wish to continue to sublet your apartment, you must submit a new application to the board for review. Please note that the tenant must waive security of tenure. The owner of the apartment is responsible for this. The waiver of security of tenure for a sub-tenant is agreed upon through an application to the rent tribunal in Gothenburg, which has a special form for this. Download it on their website www.hyresnamnden.se. The form for the application for subletting and detailed information can be downloaded from SBC's website, www.sbc.se. Enter keywords "andrahand" and "blankett". The association has the right to charge a fee per approved application.

15. Apartment maintenance

The tenant is responsible for the maintenance of the apartment. What is included in the apartment and what must be maintained can be seen in the association's statutes. The tenant's responsibility normally includes the apartment's floor, walls and ceiling, furnishings in the kitchen and bathroom, glass and frames in windows as well as interior doors and the inside of exterior doors. If something breaks, you have to make sure it's repaired. The association is responsible for heating pipes (radiators), water and electricity mains, but condominium owners have an obligation to notify the association if any leak or similar damage occurs in the apartment.

16. Changes in the apartment

Minor changes may be made inside the apartment. For example, it is allowed to lay new floors, put up new cupboards or replace appliances (dishwasher, refrigerator, freezer) in the kitchen. When painting or wallpapering external walls, diffusion-open materials must be used to avoid moisture damage. However, more extensive changes require the board's permission, e.g. if you want to take down a wall, run new pipes in the kitchen and bathroom or replace the front door. Sometimes a formal construction permit may also be required to carry out certain measures in the apartment. Contact the board if you are unsure about the extent of the renovation.

Work associated with changes in the apartment should primarily be carried out during daytime, both working days and weekends, to avoid disruptions, see *point 13 Disruptions*. See the association's website and statutes for more detailed information.

17. If you are planning to move

Keep in mind that whoever takes over your condominium must be approved as a member of the association before moving in can take place. Therefore, find out what is required to get membership. Together with an application for membership, a copy of the transfer agreement must also be submitted to the board. If you wish to receive more detailed information about termination of tenancy, estate etc. you are welcome to contact the board.

18. Parking, garage and driving

PARKING

Residential parking is available along Raketgatan, Daniel Petterssons gata, Dalheimersgatan and Reutersgatan and in marked places. Application for residential parking can be made at the City of Gothenburg's website, www.goteborg.se. Visitor parking is allowed only in marked places. Please, use the parking space efficiently. Be kind to your neighbour, don't leave too much space between vehicles in front or behind you when parking along the street. The same parking rules apply to motorcycles as for cars. Mopeds must be parked according to the Traffic Ordinance. Mopeds and motorcycles can also be parked in a designated area.

The association has a limited number of rented parking spaces with chargers for electric cars outside the Kindergarten at Daniel Petterssons Gata 6. Queuing for these takes place through Riksbyggen's website <https://mitt.riksbyggen.se/>

GARAGE

Members who want to rent a garage space can put themselves on a waiting list at Mitt Riksbyggen, <https://mitt.riksbyggen.se/>. However, the number of garages belonging to the association is designed for the needs that existed in the forties when the houses were built. The waiting time is therefore long. Please note that charging electric vehicles is prohibited in the garages.

DRIVING

As new members are added to our association, the number of cars in the area also increases. Many children, elderly people and animals move in the area. Please drive carefully and within the speed limit!

In addition to these accommodation rules, the association's statutes apply.

These accommodation rules have been decided by the board of Brf Norra Guldheden Nr 1 on April 6th 2022 to apply from this date.