

House Rules

For the condominium complex

Tölzer Straße 37 - 45 / Ludwig-Braille-Straße 2 - 10 / Pichtstrasse 3, Ruppert-Mayer-Str. 22; 81379 Munich

In addition to the declaration of division, these house rules are intended to generate a mutually good understanding and a neighbourly caretaking amongst the apartment owners/residents, as well as to ensure good and satisfactory conditions in the residential complex.

1. The doors of the entrance areas must always be closed so that no unauthorized persons can enter the house. Access to all rooms of the common property must always be kept closed.
Every apartment owner/resident is liable for misuse of the house key.
The elevator may only be used as a passenger elevator in accordance with the conditions of carriage.
Infants are only allowed to use the elevator if accompanied by an adult.

If the apartment is empty for a long time in the absence of the apartment owner/resident, the facility manager must be informed of the absence and the place of deposit of the keys in the house, so that in urgent cases (e.g., water pipe breakage and the like) the apartment can be entered.

2. All name tags, such as for bell systems, mailboxes and apartment entrance doors, must be affixed uniformly according to the model submitted. The signs are provided by the facility manager for a fee for each resident. Different name tags will be removed.
3. The placing of objects in the staircase, the corridors, cellar corridors and other rooms intended for common use is not permitted.
Fire-hazardous items may not be stored in the house. Entering the basement rooms with open light (fire) is not permitted.
4. Waste may only be placed in the garbage containers facilities. What has fallen by must be picked up immediately. The garbage container etc. must always be kept closed. Odor nuisance, pest danger! Bulky junk may not be left for collection at garbage dumps because the garbage collectors do not take such items with them. Each resident has to take care of the bulky waste disposal himself.
5. The use of the laundry room facilities can only take place after an advanced registration and entry in the corresponding lists. After use, the laundry room, drying room and mechanical equipment must be carefully cleaned. The residents' own washing baskets must be removed.

The drying of the laundry may only take place in the drying rooms, under no circumstances on the loggias above parapet height. The use of the laundry room and washing machines is only allowed in the times from 8 a.m. to 8 p.m. On Sundays and public holidays, washing is forbidden. The operating instructions for the washing machines and dryers displayed in the laundry room must be met.

Only vibration-free washing machines may be installed in the apartments. The installation of washing machines with rigid connections for water and drainage as well as anchored bases in the solid ceiling is not permitted in order to avoid a violation of the sound insulation regulations and a nuisance of the neighboring apartments.

6. Carpets, doormats, upholstered furniture, beds and mattresses may not be cleaned in the staircase, on the window or on the loggias, but only at the designated point of the property (carpet knocking place). The carpet tapping times prescribed by the local police must be observed (see point 8 of these house rules).
7. Flower boxes or flower pots may only be attached to the **inside** of the loggias of the balustrades. They must be secured in such a way that they cannot fall off during a storm. When cleaning the loggias and watering the flowers, no water must run down the wall of the house.

The installation of advertising signs, window grilles, awnings and the like requires the prior written permission of the property administrator.

Loggia or balcony cladding of any kind cannot be permitted in accordance with the requirements of the Local Building Commission.

8. According to the decision of the City Council of the City of Munich of 5 August 2003, disturbing house and garden work (carpet knocking, manual activities, sawing, hammering, etc.) is only permitted on weekdays from 8 a.m. **to 12 pm** and from **3 pm to 6 pm**. At lunchtime and in the evening hours **from 6 pm**, as well as on Sundays and public holidays, work that disturbs peace and quiet is generally prohibited. The **night's rest 10 pm to 7 am** is generally to be met.
9. Special consideration must be given when making music, operating record players or the like, using radio and TV, telephoning, as well as during the use of vacuum cleaners. So that the peace is not disturbed in the period from **12 pm – 3 pm (midday rest)** and from **10 pm – 7 am (night rest)**. Room volume (= if noise is no longer perceived outside a closed apartment) must not be exceeded. The use of loudspeakers, musical instruments and making phone calls on loggias or with the window open must not lead to harassment of neighbours.

For the use of the hobby room, the midday and night rest must also be met in the event of any disturbing activity.

The bathroom facilities, such as shower and bathtub, should not be used between 10 pm and 6:30 am, as this leads to the massive disturbance of the night's rest, because of the loud pipe and water noises (faucet, shower head, rainforest shower ...), which are strongly transmitted in the house!

Pianos, sewing machines and the like must be set up in such a way to avoid the transmission of sounds.

Children are not allowed to play on stairs, corridors and in the basement and in the underground car park, nor are they allowed to walk in the elevator in order to avoid harassment and damage that the house community has to bear.
10. In the event of frosty weather, the necessary precautions must be taken against the freezing of the heating and the water pipes and drain pipes (closing the apartment and basement windows and the house and cellar doors. Even in the case of prolonged absence, low opening of the radiator valves or thermostats). Damage caused by a lack of frost protection shall be borne by the apartment owner/resident.
11. There is a communal antenna system for radio and TV reception.
The installation of further antennas or satellite dishes is not permitted.
12. When keeping pets (dogs, cats and the like), care must be taken to ensure that the residents of the house are not bothered and that the gardens, especially the children's playgrounds, are not contaminated. The free running and leading around of dogs and cats in the courtyard is prohibited.
13. Kitchen sinks, toilet basins, sinks and bathtubs must be kept in usable condition by the apartment owner/resident. Blockages of the water drains are to be remedied at the expense of the apartment owners / resident.
14. Maintenance of the playground and the courtyard: Toys and other objects must be put away every day. Care must be taken to ensure that the common area is always kept clean. Tables and seating must not be damaged or smeared (even with sand).
15. Feeding pigeons is prohibited.
16. Playing football is generally prohibited in the courtyard.
17. Bicycles and strollers should be carried on the stairs so that steps and walls are not damaged. Motor vehicles should be parked in the designated spaces or garages. The execution of repair work should be omitted there (see garage regulations).
18. Every apartment owner/resident is obliged to report damage or defects to community facilities to the property management immediately.
19. These house rules can be changed at any time by the owners' meeting with a simple majority of votes.

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