



HOUSE RULES

BRF INNOVATIONEN

The background image shows a modern building with a facade of vertical wooden slats and large glass windows. The interior of the building is visible through the glass, showing a bright, minimalist interior with white walls and furniture. A person is walking in the foreground, their silhouette visible against the bright interior. The overall scene is captured in a cinematic style with soft lighting.

INTRODUCTION

As co-owners of the building, it is important that we all take responsibility and show consideration to ensure a pleasant living environment. By following these house rules, we contribute to good neighborly relations and help avoid unnecessary costs.

1. GENERAL

As an owner of a condominium, you are a member of our housing association, which owns the property Innovationen. You have the right to use your apartment, but it is your duty to maintain it and care for shared spaces.

Your residence is governed by the association's statutes, these house rules, and the Condominium Act. As long as you fulfill your obligations, pay fees, and follow the rules, you are granted strong legal protection of tenure.





2. CONSIDERATION FOR NEIGHBORS

*A harmonious living environment is built on mutual consideration.
Please keep the following in mind:*

- **Noise levels:** Keep noise at a reasonable level, even when windows or terrace doors are open.
- **Parties:** Inform your neighbors in advance if you are hosting a party, and be open to their feedback. After 11:00 PM, silence must be maintained, including on the terrace.
- **Smoking and grilling:** Smoking and grilling are not allowed on terraces.
- **Disturbances:** If you are disturbed by noise or other issues, first try to address it directly with the responsible neighbor. If the problem persists, contact the board.



3. RENOVATIONS AND ALTERATIONS

You are entitled to make changes to your apartment, but please minimize disturbances to neighbors by adhering to the following time guidelines:

- Quiet work (e.g., painting): Allowed at any time.
- Minor work (e.g., hanging a picture): 8:00 AM–10:00 PM.
- Noisy or extensive work (e.g., drilling, major renovations): 8:00 AM–5:00 PM.

For larger alterations, you must obtain approval from the board. Refer to the association's statutes and resident handbook for more information.

4 . C O M M O N A R E A S

- During move-ins/outs or large deliveries, use the entrance at Torsplan 4.
- The exit from the recycling room must not be used for moves or as a general entrance/exit.
- Ensure that entrance doors remain closed to prevent unauthorized access to the building.
- Storing items such as sleds, bicycles, strollers, garbage bags, etc., in corridors, stairwells, or elevators is strictly prohibited. These items pose fire and evacuation hazards.
- Storage units in the basement must remain locked and must not contain flammable materials (e.g., gasoline, propane). Basement corridors and stairwells must be kept clear at all times.
- Pet owners: Ensure that pets do not relieve themselves against the building's façade.
- Damage or vandalism to shared spaces will result in repair or replacement costs being charged to the responsible apartment owner.

5 . WASTE MANAGEMENT AND RECYCLING

To keep costs down and maintain a pleasant environment, proper waste management is essential:

- Sort waste according to the instructions provided in the recycling room. Use the correct bins and vacuum disposal system.
- Recyclable materials (plastic, cardboard, glass, and metal) must be disposed of in the recycling room. Flatten all cardboard boxes.
- Bulky waste (e.g., furniture boxes, electronics, spray cans) must be taken to the nearest recycling center. Food and drink cannot be disposed of in the recycling bins.
- Incorrect waste disposal will result in a charge of 1000 SEK to cover extra removal or cleaning costs.
- As the apartment owner, you are responsible for ensuring that anyone with access to the recycling room (e.g., cleaning staff) follows these rules.

If you have questions or need further information, contact the environmental team or the board.





**TV/video
bevakning**

6 . S U R V E I L L A N C E

To prevent and document vandalism, surveillance cameras are installed in the recycling room, elevator areas, basement, and lobby.



7. SUBLETTING

Subletting requires prior approval from the board.

The apartment owner remains responsible for ensuring that the tenant receives and adheres to these house rules. The tenant must also provide an email address to receive relevant communications from the association.



THANK YOU



Thank you for following these rules and
contributing to a pleasant living
environment.

/ The Board of BRF Innovationen

