

RULES FOR PLEASANT LIVING

These house rules apply to all residents and owners of business premises and form part of the Home Ownership Contract or Contract of Use. The following rules shall contribute to conflict-free living, based on mutual consideration/mindfulness. Therefore, the focus is not the restriction of rights, but protecting legitimate interests: both of the individual and the house community.

1. Use of common areas of the house

In the interest of all residents, staircases, hallways, elevators and any common areas are to be kept clean. Any severe soiling must be cleaned up by the responsible party. Each resident is responsible for keeping the space underneath their hallway doormats clean. Beating carpets or other littering out the window including throwing objects out of windows, loggias or balconies is forbidden.

Due to fire authority regulations, furniture or other objects (e.g. strollers) must not be stored in hallways, corridors or stairwells. Attaching company signs, display cabinets and (parabolic) antennas is only allowed with written permission by the WSG.

Smoking is forbidden in all common areas of the building. Storing easily inflammatory material (such as newspapers), as well as handling open flame is also prohibited.

2. Open spaces; Parking of motor vehicles

All green areas are to be treated with care. Children may use the existing playground at their own risk. It is prohibited to play football or ride bicycles in all green spaces, as well as in the parking areas. Written permission by the WSG is required before setting up a pool with a capacity of more than 2m³. Motor vehicles must be parked only on assigned or otherwise designated parking spaces. On access roads and sidewalks within the housing complex, traffic regulations apply if not stated otherwise. For safety reasons, the speed limit is walking pace. In case of any damage due to leaking oil, the holder of the parking lot is liable for required reparation.

3. Structural modification; Orderly use of the premises

Structural modifications of the apartments require written approval by WSG. On Sundays, on public holidays as well as on weekdays between 7:00 pm and 7:00 am, no construction work or other noise-related activities are allowed. Proper ventilation must be ensured. Any damage must be remedied immediately by the resident at their own expense.

4. Disturbances

Both inside the house and in the adjoining outdoor facilities, any undue noise must be avoided. Playing music or operating loudspeakers (radio, TV sets, hi-fi systems, etc.) is only permitted with closed windows and at adequate volume. Washing machines inside the apartments must be set up on a sound-absorbing surface.

5. Liability of the occupant; Number of roommates

Each resident is liable for any damages and violations of the house rules caused by the resident as well as by roommates and visitors. Washing machines must not be operated during the absence of residents as well as between 10:00 pm and 7:00 am. In case of water damage caused by washing machines, insurance companies place liability on the responsible party. Use of the apartment by more than two adult persons requires the explicit permission by WSG, provided they are not related to the resident in direct line (children, parents). In the interest of an orderly community life, depending on the number of available living spaces, a maximum of four people (two-room apartment), five people (three-room apartment) or six people (four-room apartment) are permitted to have their main residence in the contractual apartment. Exceeding these limits requires the written consent of the WSG.

6. Domestic animals

Keeping a pet is only permitted upon explicit written consent of WSG. "Exotic", dangerous animals or other animals not usually held in apartments (such as spiders, snakes or other reptiles) are not permitted under any circumstances. Pets are not allowed to walk around freely and therefore must be on a leash when in the common areas of the building as well as in open spaces. Messes or damage caused by pets must be removed by the owner at their own expense.

7. Laundry and drying room

The laundry room is only available to residents of the house; the laundry room order must be observed. After use, the devices must be cleaned properly. On Sundays and public holidays, as well as on weekdays between 10:00 pm and 7:00 am, the laundry room may not be used.

8. House cleaning and winter service

If the cleaning of house and entrances as well as winter service are not under the responsibility of neither a commissioned enterprise nor a caretaker, this work is to be done by the residents. In case of snowfall or risk of ice build-up, the sidewalks and access roads must be cleared of snow between 6:00 am and 10:00 pm or salt or brine must be spread if necessary. If there is no sidewalk, one meter of each side of the road must be cleared or de-iced, according to traffic regulations. At assigned car parking spaces, the respective user must ensure cleanliness and winter service.

For inquiries, requests, complaints or suggestions, the staff of WSG are available from 7:00 to 12:00 or 13:00 until 16:00 (Monday to Thursday) and from 7:00 to 13:00 (Friday) at Tel.No. **(0732) 664471** or Fax **(0732) 669027** and at the **e-mail address: service@wsg.at**. For more information visit our **website www.wsg.at**.