House Rules

1) These house rules are binding on private individuals and legal entities owning and/or leasing a property/premises and on entities visiting the premises. Lessors/landlords leasing the property/premises are required to advise their lessees/tenants as of these house rules and pro-actively address any breaches and violations of the same. If the house rules are breached, the responsibility lies with and compensation is sought from the respective property owner.

2) Night hours are 9.00 pm until 7.00 am.

3) No construction, building, installation and/or maintenance works (i.e. works constituting a noise nuisance such as: drilling, hammering, cutting, demolition, dismantling, etc.) are permitted outside 8.00 am to 7.00 pm (business days) and 8.00 am to 4.00 pm (Saturdays). On Sundays and public holidays, the construction, building, installation and/or maintenance works are not permitted at all.

4) No contemplated internal and external modifications and/or alterations to the property/premises affecting, overhanging, projecting or encroaching into the building (building's systems and character) can be started until the Board is notified of the same and documents relating to that modifications and/or alterations are submitted to the Board and other owners for review and comments prior to applying for a building permit and/or notifying the modifications/alterations to the respective building office. The external modifications/alterations shall mean: alterations to façade, alterations to handrails, installation of air conditioning units, window replacement and modifications, and installation of outdoor (patio, pergola) blinds, shades and drapes.

5) No satellite discs or any like equipment are allowed on any property

or lot. A central and common antenna is available for use.

6) No litter or other items (prams, pushchairs, bicycles, flowerpots, etc.) may be left in corridors/walkways and common areas. No building and other materials and/or construction waste may be left in corridors/walkways and common areas for longer than is absolutely necessary. The building and other materials and/or construction waste must be cleared and removed instantly. Technical (especially electrical) appliances and devices must be well maintained and cared for to prevent the likelihood of a fire/damage caused to the (adjacent) property.

7) No animals fouling the property/premises are allowed. This does not apply to pets (cats, dogs, etc.). The common areas must be kept clean and all pet excrements must be disposed of. No unleashed dogs are allowed in the common areas (incl. parterre). Barking, whining or howling of dogs being left unattended in the property during the hours set forth in point 2) hereof is deemed a disturbance of the peace.

8) No soliciting is allowed in the property or adjacent premises.

9) Waste must be sorted and deposited in the correct containers (paper and cardboard, plastic, glass, Tetra Packs, biodegradable waste) situated at the collection points of the Capital City of Prague and/or within the building premises (if applicable). The remaining mixed waste must be disposed of in the outside bins. Large waste and/or hazardous materials (paints, medicines, etc.) must be deposited in the respective containers or waste collection points.

10) Parents (guardians) are liable for their children playing in the common areas (incl. parterre, playground and adjacent building premises).

11) Excessive or unreasonable noise and nuisance caused by fumes

being released from the property such as gas, smoke or other odours (e.g. bonfire nuisance) exceeding the level set by the provisions of general law and/or disturbing the peace and quiet of other occupants of the property/premises is not allowed.

12) Flowers and flowerpots on balconies must be secured against falling. It must be made sure that the water does not pool and damage other balconies and terraces or wets the walls.

13) Any and all failures, malfunctions and defects to the common areas shall be reported by phone or email to the building manager/technician and by email (krizikova53@seznam.cz) to the Board.

14) All occupants are required to abide by fire safety regulations implied by law.

15) The common areas are cleaned regularly by a cleaning company arranged by the building manager. Requirements for additional cleaning and other services are addressed by the building manager or by the Board as mutually agreed. Common areas affected by works carried out as part of the internal and external modifications and/or alterations to the property must be properly cleaned by the respective property/premises owner (the property/premises owners are advised to contact the building manager and/or the Board to arrange the cleaning of the common areas affected by that works).

16) All occupants are required to close the entrance, parterre and underground garage doors; and lock the same (where the Board so decides).

17) Any and all failures, malfunctions and defects to the building equipment shall be reported to the building manager and/or the Board. All occupants are required to act so as not to damage the common property.

18) It is prohibited to:

a) smoke in the common areas defined in paragraph 4 of Article 1 of the House Bylaws (that is, also on the balconies and terraces);

b) bring and use explosives (including fireworks), use open fireplaces and/or other than gas/electric grills in the property/common areas;

c) tamper with technical devices and electricity cables (not applicable to authorised technicians);

d) make internal modifications and/or alterations affecting the building installations without first consulting the same with and obtaining permission from the building manager and/or the Board (so that to avoid damage to the building installations and constructions);

e) dispose of hazardous waste in the outside bins (i.e. waste that contains substances or has properties that might make it harmful to human health or the environment, such as highly flammable and combustible substances, paints and solvents, poisons, fluorescent tubes and lamps, medicines);

f) store flammable and combustible substances in the property and common areas (including garages and cellars);

g) leave and/or park bicycles and motorbikes in the halls and on the parterre and/or chain the same to the entrance door constructions, façade elements, building stairways, handrails, etc.; and

h) install secure cabinets, strongboxes and other large and heavy

items in the property/common areas (so that to prevent structural damage to the building).

19) The underground garages are considered a separate property unit. They contain parking spaces designed for gasoline-powered and diesel-powered motor vehicles and for electric vehicles. The parking spaces may be used solely by the co-owners of that property unit or by the entities renting a parking space from that co-owners. No vehicles (including bicycles and motorbikes) may be parked outside the designated parking spaces. All occupants are required to abide by fire safety regulations. No flammable substances and other items restricting the use of a parking space or hindering entrance to the underground garages and fire-fighting efforts may be stored in the underground garages. All occupants are required to prevent a fuel/oil leak and (where applicable) remove the same instantly. No bikes, skateboards, roller skates, in-line skates, etc. are allowed in the underground garages for safety reasons; and neither are ball games, drone flights, r/c planes and cars, etc. All occupants are required to lend assistance in garage cleaning by moving their vehicles accordingly. Use of electric plug sockets located in the underground garages to charge electric vehicles is prohibited.