

## General house rules for A-Kruunu properties

The house rules must be followed within the property area and buildings, as must the Act on Public Order and other acts and decrees. When signing the tenancy agreement, the resident commits to complying with these house rules and explaining their contents also to other family members. Residents must ensure that their guests also comply with these rules. Repeatedly breaking these rules gives the landlord the right to cancel the tenancy agreement. In cases of damaged structures, broken windows, scratched walls, or other such damage, the person that caused the damage or person responsible for it will be charged in full.

The tenant meeting for the property in question can change these rules or draw up its own. However, building-specific rules may not go against the provisions of laws, decrees or the tenancy agreement.

## Common facilities and yard areas

As a general rule, the exterior stairwell door is kept locked between 21:00 and 7:00. When passing through the exterior doors of the common facilities, always check that the doors locked behind you. In order to maintain fire safety, a clean stairwell, and the pleasantness of the surroundings, the following rules must be followed:

- No smoking in the common facilities.
- No consumption of alcohol in the common facilities if this could cause a disturbance to others.
- In all the common facilities and buildings within the property, these rules are to be followed and general cleanliness is to be maintained.
- Don't cause unnecessary noise in the common facilities.
- Do not use the stairwell to ventilate the rooms.
- Don't spend more time in the stairwell than is needed.
- No dusting or brushing of carpets or other textiles in the stairwell.

- No storing of possessions (sports equipment, prams, etc) in the stairwell.

Store your possessions in the storage facilities reserved for them. Store in the sports equipment storeroom only the equipment needed for the current season.

Do not damage the grass areas or plants. The use of fireworks within the property is prohibited.

Notify in writing a company representative if you observe any vandalism, disturbances or defects within the property.

## **WASTE MANAGEMENT**

Household waste must be packed into the waste containers and taken to the designated waste disposal locations. The waste must be sorted according to the municipal waste management rules. Additional costs incurred by the company for the violation of waste regulations are charged to the resident for the following, for example:

- Leaving furniture or hazardous waste in the waste room/shelter.
- Messing up the waste room/shelter.
- Vandalism and other such activity.

## **Apartments**

A peaceful atmosphere must be maintained for all the neighbours within the building and the surrounding area. Residents must avoid making noise between 10:00 pm and 7:00 am. Neighbours must be informed in advance of any exceptionally large family celebrations or similar events.

Immediately report any defects that you observe. You can carry out renovations, but do not change or damage the building's structures. If you are away from the apartment for a longer period of time, you must notify the maintenance company in writing.

## Dusting and drying laundry

Dust your carpets and bedding and dry your laundry only in the designated places. The use of balconies for shaking out and airing linen and for drying laundry is only permitted within the limits of the balcony handrails. The recommended dusting time on weekdays is 8:00–20:00.

## Balconies and apartment-specific yards

The balconies must be kept clean and in winter the snow must be shovelled. In small houses, the residential yards must be kept well-maintained and tidy. The tenant is responsible for cutting the grass and shovelling the snow in the immediate vicinity of their apartment.

Grilling with a charcoal, gas or other kind of grill from which the fire could escape is prohibited on balconies and in the residential yards of apartment blocks.

A permit from the housing manager is always required for installing television or satellite antennas on the balcony and elsewhere outside the apartment.

## Smoking

Smoking in shared spaces is prohibited. Depending on the time the property was completed and the content of the tenancy agreement, smoking may also be restricted in the apartments, on the balconies and in other areas of the property.

All A-Kruunu properties completed in 2021 or later are completely smoke-free.

## Parking

Park only in the designated areas. Abandoned or decommissioned vehicles or parts of such vehicles must not be stored in the parking area or elsewhere on the property. Driving a vehicle into the yard is only permitted for the purpose of loading and unloading goods.

Remember to lock the heat socket points. Do not leave the heating cord hanging in the heating bay when the vehicle is not connected to it. Heating of caravans and other such vehicles is prohibited. Electric vehicles, scooters, etc. may only be charged in the places reserved for them.

Follow the restrictions on leaving the engine running also in yard areas and parking areas. Car washing is prohibited in the parking area.

## Pets

Pets are welcome in A-Kruunu apartments. However, pets must not disturb the other residents in the building or any other person visiting the property.

Keep dogs and cats on a lead when in the stairwells and yard areas. Clean up after your pet. It is prohibited to take animals for a walk in places reserved for children's play and in the immediate vicinity of these areas.

## Non-compliance

Breaking these rules may result in liability for damages or the termination of your tenancy. Criminal or other unlawful activities connected to living in a house, such as property offences, will result in measures concerning the continuation of the tenancy agreement and possible liability for damages.