



General Rules and Regulations for KAS Rental Properties

In addition to laws, regulations and the Public Order Act, these rules and regulations must be observed on the property and in its buildings. By signing the tenancy agreement, the tenant undertakes to comply with the rules and regulations in force at any given time and to explain their contents to all family members living in the apartment. Residents are responsible for ensuring that their guests comply with these rules. Repeated breaches of the rules may result in termination of the tenancy agreement.

Damage to structures

Full compensation will be charged to the person who caused the damage or the person liable for any damage to or defacement of structures or plantings, broken windows, scratched walls, graffiti or similar acts.

Peaceful living and quiet hours

Residents must allow their neighbors to enjoy peace and quiet in the apartments and throughout the property. Disturbing behavior is prohibited. Quiet hours are from 10:00 p.m. to 7:00 a.m.; during this time, all noise and the use of common facilities such as washrooms and club rooms are prohibited. Neighbors must be informed in advance of family celebrations and similar events.

External doors

When passing through any locked external door or door to a common area, ensure that it locks again.

Common areas: stairwells, access balconies, outdoor equipment storage rooms, basement areas, storage units and club rooms

Noise must be avoided in common areas, which must be kept clean and orderly. Smoking and unnecessary loitering are prohibited. For fire safety reasons, storing items in stairwells or corridors is prohibited. Fire safety regulations must be followed when storing flammable substances. Users must clean up after themselves. Users of the club room are liable for costs caused by failure to clean the room.

Large items may be stored in the outdoor equipment storage room only if there is sufficient space for everyone who needs to use it. Charging electric bicycles, electric scooters and other battery-powered mobility devices in common areas is prohibited.

Outdoor areas, balconies, terraces and private yards

Outdoor areas must be kept tidy, and lawns, plantings, outdoor furniture and playground equipment must not be damaged. Play areas and playground equipment are intended solely for children's play. Residents are responsible for keeping the area outside their own entrance, their balcony, terrace and private yard tidy and clean and for removing snow from them. Grilling and smoking food are prohibited on balconies and terraces. Satellite dishes may not be installed on balconies, terraces or in yards.

Water-filled pools may not be used on balconies. Flower containers and seasonal lights must be placed inside the balcony railing.

Smoking is prohibited on balconies, terraces and private yards and in shared outdoor areas. Smoking is permitted only in a specifically designated smoking area, if one is provided.

Parking

Vehicles may be parked only in designated and marked spaces. Parking in front of stairs or entrances or on emergency access routes is prohibited, except for brief stops, for example to load or unload goods. Unnecessary driving in the yard and idling are prohibited.

Parking spaces are intended for vehicles in road use. The vehicle must fit within the parking space. Abandoned or decommissioned vehicles or their parts may not be stored in the parking area or elsewhere on the property. Visitor spaces are reserved solely for residents' guests for temporary, short-term parking.

Heating cables must not be left hanging from electrical heating posts, and the post covers must be locked. Washing vehicles in the parking area is prohibited.

Pets

Pets must not cause unreasonable disturbance to neighbors, and residents must ensure that animals do not disturb other residents, for example by making noise.

Animals must be kept on a leash in the building's shared indoor and outdoor areas. Animals may not be exercised in or immediately next to areas reserved for children's play. Pets must not be allowed to relieve themselves in play areas, in front of external doors or in other areas intended for passage. Pet waste must be collected immediately, and animals must not be allowed to soil the building or yard areas. The resident is fully liable for any damage caused by an animal.

Airing textiles and rugs; drying laundry

Beating rugs and textiles and drying laundry outdoors are permitted only in the designated areas. Textiles may be aired and laundry dried on a private balcony or terrace, provided they remain inside the railings.

Waste management

Rubbish and waste must be sorted and placed in waste containers in suitable packaging. Residents must arrange and pay for the removal of waste other than ordinary household waste. For example, discarded furniture and hazardous waste must not be placed in waste containers or left beside them or in waste rooms.

Waste or cooking grease must not be put into toilets because of the risk of blockage.

Smoking

Smoking is prohibited inside the apartment, on the balcony belonging to the apartment, in any other private indoor or outdoor area connected with the apartment, and in the property's shared yards. In addition to tobacco products, the prohibition applies to electronic cigarettes, heated tobacco products, combustible herbal products and water pipes. Smoking is permitted only in a designated smoking area, if one is provided.

Smoke alarms

Residents are responsible for checking the operation of smoke alarms at regular intervals and reporting any faults to the landlord or the landlord's representative. Removing or detaching smoke alarms is prohibited.

Breaches of the rules and regulations

Breaching these rules may result in a warning, termination of the tenancy agreement and/or liability for damages.