



HOW WE LIVE AND COEXIST IN BRF FÅGELHUSEN

To give everyone the possibility to thrive and be happy in Fågelhusen, there are certain points that we all need to consider. These are guidelines based in general well-being, common sense and the ancient golden rule “*treat others the way you want to be treated*”. The guidelines are partially based on our association bylaws and Swedish BRF (co-operative/association apartment housing) law, but also in mutual respect between neighbors.

Sometimes, one of our members experience disturbances from their neighbors and other members. The best way to handle such a situation is communication. Talk to your neighbor about what is bothering you, and how you can find a solution together. Often, this is the easiest approach, and works very well.

If you are unsure of your rights and responsibilities, read our bylaws, guidelines and regulations, or contact the board email: brf.fagelhusen@gmail.com

Third party rentals

An association member, or rental guest, may only sign third party rental contracts, after approval from the board, through our property manager. The application must be submitted to the property manager, for review. The board does not participate in the reviewing process unless there are complicating circumstances and/or other problems. Third party rentals must always be properly motivated. Such motivation could be, but is not limited to;

- Temporary work away from home
- Military service
- Studies away from home
- Trying a move-in with a significant other
- Drawn-out illness or other health issues preventing regular stay

Observe that the third party will need to be approved as well. Legal entities and corporate bodies will not be approved as third party rentals.

Balconies and patios

When the weather allows, our balconies can be relaxing places of relief, but keep in mind that you have neighbors around you. Don't clean rugs and/or other textile on your balcony. Don't feed birds or keep pets there as nutritional material falling off, may attract rodents or other pests. You may not use the balcony for barbecue. Hanging flower pots are allowed and are often a nice splash of color, but must be kept on the inside of the railing, due to falling hazard.

Bicycles

Bicycle storage is available and should be used. Bicycles may not be kept in any other common area due to fire hazard, cleaning, evacuation and other emergency situations.

Dishwasher and laundry machines

Dishwashers should be installed according to general instructions for HVAC and water. The dishwasher must be placed on a flood trap. Washing machines must be installed by a professional due to flooding hazard. See *Riktlinjer för renovering*. (*Guidelines for renovation*.)

Service ticketing

Malfunctioning sewage pipes, water pipes, taps, WC or leaking radiators must be notified immediately to our property manager. Other servicing should be notified in the same channel. Contact information can be found in the stairwell and on the homepage www.fagelhusen.bostadsratterna.se

Insurance

The structures are insured by the association. This insurance policy includes an optional coverage for the individual apartment interiors (*bostadsrättstillägg*) for which the affiliated member solely has the main responsibility. This cover, however, does not include removable appliances/structures (such as dishwashers) and/or your personal belongings. Therefore the board strongly recommends all members to sign a policy for comprehensive household insurance.

Storage

Due to fire hazard and emergency situations, personal belongings may not be placed outside the designated storage areas in attics and basements. Make sure that your designated storage area is properly labeled with your apartment number.

Renovation

See the document *Riktlinjer för renovering (guidelines for renovation)* together with the association *bylaws*.

Rug cleaning

All buildings contain a balcony accessible from the attic, where you may whip your rugs and mats. Be considerate and remember to clean up after each use.

Smoking

Smoking is naturally prohibited in elevators, stairwells and all other common areas such as laundry room and storage. Smoking is allowed on the balcony, but please consider, that neighbors may be bothered by your smoke. Use a proper ashtray (preferably with water, or a jar with lid) so that you can put out properly, and that ashes and cigarette butts can't be caught in the wind. You may not dispose of ashes and cigarette butts over the railing or through a window.

Relieving pets

It goes without saying that everyone has to clean up after their dogs and/or other pets so that grass areas are kept available for common usage (blankets or similar). This goes for both association property and the municipal park between the buildings. Naturally we also keep these areas clean from trash generated when we spend time outside.

Trash

We should mainly use the trash station connected to the building we inhabit. If one station is full, it is better to visit and use another station, instead of leaving trash on the ground by the containers. Pack and seal your trash carefully, and do not dispose of anything inflammable. There are separate containers for compost, glass and papers/magazines. Plastic, carton and metal can be disposed of at municipal trash stations. The closest one is at Vackra vägen, downhill from Stenbrottsgatan 3, with another one by the bath house. Other trash and larger items can be left with the ReTuren truck, schedule for pickup can be found [here](#).

Disturbances and noise

All of us have different schedules and lifestyles, and we must be considerate toward our neighbors. This goes inside your apartment, as well as in common areas such as laundry room, stairwell, attic, basement and even outside.

Swedish BRF (co-operative/association apartment housing) law is quite strict regarding disturbances. Repeated offenses may lead to contract cancellation. This goes both for rentals and association members.

Activities that may disturb your neighbors should especially be avoided during the following hours

Sunday – Thursday: 22:00 – 08:00

Friday – Saturday: 23:00 – 10:00

Of course it is allowed to throw a party now and then, but notify your neighbors a few days in advance, possibly with written notifications in their mail hatch and temporary signs in the stairwell.

Disturbing and noisy labor

See the document *Riktlinjer för renovering (guidelines for renovation)* together with the association *bylaws*.

Laundry rooms

General guidelines are posted in each laundry room. A simple rule is to leave the laundry room as you want to find it. Take extra care to clean the machines and remove hairs if you have pets.

Disabling water and sewage pipes

See the document *Riktlinjer för renovering (guidelines for renovation)* together with the association *bylaws*.



Gatekeeping

The door for main entry should always be kept shut when not in use. Do not provide entry for people you don't know, to avoid uninvited guests and burglary. This is also a general rule for all common areas such as doors leading to laundry rooms, attics and bicycle storage.