Regulations for the Housing Community "Konstancińska 11a" in Warsaw

§ 2.
General provisions

1. The following Regulations shall be binding upon the owners of premises included in the common property, the persons inhabited with them, tenants, sub-tenants or users of premises and any other persons present in the common property.

4. Residential or commercial premises should be used in accordance with its intended purpose, technical conditions of use, fire protection, environmental protection requirements. Any deviations from this rule always require the written consent of the Administration.

6. Installation of antennas on the facade is prohibited, and installation on the roof requires the written consent of the Administration; The assembly will take place with the knowledge and under the supervision of an Administration representative.

8. The owner is responsible for damages caused to the property of the Community due to the fault of minor children under his legal care, guests, persons residing in the owner's apartment, owned animals or equipment, and in the event of damages from Community funds, to cover the costs of their removal.

§ 4.
Rights and obligations of residents / owners

1. All residents are obliged to care for the property and protection against devastation, to mutual help and not to disturb the peace of other residents.

2. Persons staying on the property are obliged to keep quiet during the night. **The curfew is from 10:00 p.m. to 6:00 a.m.**, during these hours you must not use devices that could disturb public order or rest.

3. In order to ensure the safety of property and persons it is necessary to:
a) When leaving the apartment, check that all electrical, plumbing, etc. appliances in the premises are properly secured.

b) Do not open the entrance door to strangers, do not share access codes, keys and remote controls for the garage door with strangers, and do not leave valuables in publicly visible places.

4. When entering and entering the property, close the building's entrance door.

5. It is forbidden to store items on balconies and terraces that disfigure the appearance of the property, i.e. suspending banners, signs, advertisements, etc. without obtaining the consent of the Community Board / Administrator.

6. Grilling on terraces, balconies and gardens as well as on the patio area is forbidden

7. It is forbidden to open the entrance to the roof and smoke extraction hatches, and stay on the roof, except when such actions are necessary to protect the life or property of other members of the Community**.**

Residents are required to maintain premises inhabited by themselves and other rooms being used by them in proper technical and sanitary condition. He should also observe cleanliness in staircases, corridors, elevators, basements, garages and the estate.

§ 5.
Using the common area

1. Smoking is prohibited in common areas of the building, utility rooms, garage, corridors and staircases.

2. It is forbidden to make independent plantings and other gardening works on the common property without the prior consent of the Management Board / Administrator.

3. The owners and tenants of terraces and / or balconies are obliged to care for their aesthetic appearance.

5. It is forbidden for residents of the property to make any changes to the external facade of the building without the consent of the Community Board / Administrator, including the installation of any elements / devices (e.g. antennas, air-conditioners, roofs, advertisements, grilles, external blinds and others) and balcony balconies, loggias and terraces on part of the common property (roof, facade, fence, etc.). All losses resulting from the installation of the aforementioned devices or construction and the costs of restoring part of the common property to its previous condition will be covered by the person who violated this provision.

10. Within the entire building, it is strictly forbidden to store and use gas cylinders, explosives, flammables, caustics and to emit intense unpleasant odors.

11. In all common areas, i.e. in staircases, a garage hall and communication routes in a set of storage rooms, it is unacceptable to store items that are the private property of residents, i.e. furniture, cardboard boxes, bicycles, sleds, other sports equipment, shoes, carpets, rugs, rubbish bags etc. and prams. In the event of non-compliance with the ban, the Administration will take steps to permanently remove items at the owner's expense.

14. Common rooms should be used in accordance with their intended purpose, kept clean and tidy, and should be used in compliance with safety rules and fire regulations.

15. Boxes for plants, pots etc. placed on window sills, balconies and terraces should be properly secured against falling out.

It is forbidden to throw any objects from balconies, terraces and windows. Removal of garbage thrown by residents of the upper floors to the gardens or on the common part will take place at the expense of the owner of the apartment from which the garbage was thrown.

19. Watering flowers and washing balconies / terraces should take place in such a way that the water does not leak to the lower floors and communication routes under the building and does not contaminate the facades of buildings and windows.

20. Residents are obliged to remove garbage and, in winter period - snow and ice from balconies and / or terraces on their own and at their own expense.

§ 6.
Animal provisions

1. Owners or tenants are required to comply with order regulations regarding pets in accordance with sanitary and order regulations.

2. It is not allowed to breed animals in premises or other premises on the property.

3. Outside the premises and the associated balcony, terrace or garden, dogs, cats and other pets must be walked on a leash, and animals behaving aggressively in addition to the muzzle.

4. It is forbidden to bring animals to the common property in orderfor them to meet their physiological needs.

5. Any manure left behind by animals must be cleaned by their owner. If not cleaned, they will be removed at the expense of the pet's owner.

6. It is prohibited to feed birds on window sills, balconies or terraces.

7. Owners or tenants are obliged to ensure that animals staying in the Community do not disturb the peace of residents.

§ 8.

Order regulations regarding parking spaces

1. Residents may use parking spaces in the underground garage under the conditions set out by applicable regulations, act of ownership, lease agreement and these House Rules.

2. Parking spaces in the garage may be used by:
a) the owners

b) Persons authorized by the Owners.

3. The provisions of the Highway Code apply to the garage.

4. It is forbidden to park vehicles with a total weight exceeding 3.5 tonnes.

5. It is forbidden to park vehicles with LPG cylinders.

6. Parking in the garage is exclusive at the places assigned to the given premises.

7. Parking of motor vehicles and motorbikes is allowed in designated places, provided that parking of these vehicles does not impede communication or does not threaten security and does not disturb the owners.

8. It is forbidden to park cars on pavements and pedestrians and in a way

It is strictly forbidden to wash or repair vehicles on the property.

10. It is forbidden to smoke and use open fire in the garage.

11. If a parking space is rented to a person who is not a member of the Community, the renter must report this fact to the Community Administrator.

§ 9.

Provisions regarding utility rooms

1. When using utility rooms, residents and users are required to comply with applicable fire protection regulations, in particular storage of explosive and flammable materials as well as smoking and using open fire is prohibited.

2. It is forbidden to build common areas, in particular boxes in garage premises, with materials that increase flammable mass in these premises.

3. Rental of some utility rooms for exclusive use by individual members of the Community is payable. The rules for renting these rooms are regulated by separate resolutions.

§ 11.

Sanctions

Those guilty of offenses against the provisions of these Regulations will be held liable in accordance with the law.

§ 12.

§ 12.

Final Provisions

1. Residents may submit their comments, information on faults, problems with the current functioning of the Community to the Management Board / Administrator in writing, by phone or electronically.

2. Notice boards shall contain contact phones and addresses for persons involved in the maintenance of water, sewage and electrical networks in the Community.