

## RULES OF ORDER BRF PRÄSTKRAGEN IN SÖDRA RÅBYLUND



### RESPONSIBILITY FOR ORDER

We, as condominium owners and co-owners in our association, share a common responsibility for the long-term development of the association in a beneficial manner. As a member of the association, you not only have the right to a residence in the association's building but also have obligations towards the association and other members. One of the board's tasks is to ensure that order is maintained. These rules of order apply to you as a condominium owner but also to family members and guests, lodgers, or craftsmen performing work in your apartment. These rules of order are also supplementary to the Condominium Act (1991:614) and the association's bylaws, and they are mandatory for all members of BRF Prästkragen. Information and answers to questions regarding housing, which are not addressed here, can also be found on the Lund Municipality's website:

<https://lund.se/bygga-och-bo/min-bostad>

### NON-COMPLIANCE WITH THE RULES

If the rules of order are not followed, the board may question whether you should be allowed to continue living there in more serious cases. First, the board must, in writing, instruct and demand correction by registered mail from the person violating the rules, to comply with them. Subsequently, if the member or tenant does not follow the instructions despite the warning, termination may be considered. The board has decided to take further action 14 days after a warning about non-compliance if the instruction is not followed. Violations that are of minor significance to the association and other members cannot lead to termination.

### 1. CAREFULNESS

**General:** Please be cautious and take good care of the association's property. Costs for maintenance and repairs in the association's common areas are shared by all members. By helping each other, we also keep our monthly fees down.

## **Apartment Maintenance**

Condominium owners are responsible for maintaining their apartments. What is included in the apartment and should be maintained is specified in the association's bylaws. In general, you are responsible for the interior, such as floors, walls, ceilings, kitchen and bathroom fixtures, glass and frames in windows, as well as interior and exterior doors. If something breaks, you must ensure that it is repaired. In case of an emergency in your house, you are obliged to handle it promptly. Also, inform someone on the board. It is especially important to keep an eye on the wet areas of the apartment. Water damage costs a lot of money and generally causes great discomfort to those affected.

**Changes to the Apartment:** Minor changes can be made to the apartment. For example, you can lay new floors, install new cabinets, or replace kitchen appliances. More extensive changes, however, require the board's permission, such as if you want to remove a wall or install new pipes in the kitchen and bathroom. Sometimes a building permit may also be required to carry out certain actions in the apartment. Always contact the board before starting any work! Also, consider the neighbors when doing noisy work in the apartment. Inform them by talking to the nearest neighbors and/or leaving a note in their mailbox with contact information.

## **Electricity**

Be economical with electricity in the common areas of the property. Private charging in common areas is not allowed. Special care should be taken regarding lithium-ion batteries found in electric bicycles and scooters, as these batteries should not be charged unattended due to the risk of overheating. More information about safe charging can be found here:

<https://www.brandskyddsforeningen.se/tidningen-brandsakert/artiklar/ladda-sakert/>

## **Water**

Be frugal with hot water consumption and do not leave water running unnecessarily. Replace faucet gaskets when the water is dripping. The costs for water and electricity are included in your association fee.

## **Pest Control**

It is not allowed to spread food or place trash in a way that is accessible to pests. By clearing away food residues and following this rule, we can avoid and reduce problems with pests such as rats, mice, and birds. Avoid feeding birds near the property. Bird food during the day becomes rat food at night.

## **2. SAFETY**

### **General**

Do not leave storage and utility room doors unlocked. Do not share door codes with unauthorized individuals. Please inform your neighbors or the board if you plan to be away for an extended period.

### **Fire Safety**

During fires and emergencies, it is important to evacuate safely from the stairwells. Do not obstruct the way. The association provides a smoke detector for each apartment. It is the condominium owner's responsibility to ensure that the smoke detector is functional and to replace the battery when it is depleted. For your own and your neighbors' safety, regularly test the smoke detector!

### **Speed Limit**

Regarding the speed limit in our area, we ask you to keep it low, especially considering children playing. The board wants our association to be a safe place for everyone, and by driving carefully and respecting speed limits, we can ensure this.

### **Charging Electric Cars/Hybrid Cars**

It is forbidden to charge electric or hybrid cars from standard electrical sockets/class 1 sockets (Schuko). This poses a fire hazard, and insurance does not always cover it. More information can be found on the BRF Prästkragen website:

<https://brfprastkragenlund.se/rutiner-och-regler/fasader-och-ovrig-exterior/laddboxar/>

## **3. OUTDOORS**

### **Facade**

It is not allowed to nail or screw into the facade without the board's approval. The reason for this is that the association is responsible for the facades, and the risk of moisture and mold increases for each nail/screw that is not correctly installed. It is also not allowed, without the board's permission, to install a satellite dish or other outdoor antenna.

### **Balcony**

Flower boxes, other than on the first floor, should be placed inside the balcony railing. Be careful when sweeping, watering, and shaking mats to avoid debris falling onto the neighbor below. Collect dirt and pick it up with a shovel, instead of sweeping it over the balcony edge. This also applies to the ground floor to keep the walkways clean. Privacy screens made of natural materials are approved, as well as arrangements for sunshades. Contact the board if you want to set up something similar on your balcony.

## **Awning**

The board has decided that awnings and balcony shields should be color-coordinated. The fabric to be used is 407/94 (supplier: Sandatex). The paint on the awning cassette should be in color code RAL 9006. Awnings should have a straight valance. The installation of awnings should be carried out professionally. An application to the board must always be made before installation, as it is an intervention on the facade. It can only be installed after the board has approved the application. Approval is also required for vertical awnings/zipscreens and sunshades before installation. Forms to fill out are available on the BRF Prästkragen website: <https://brfprastkragenlund.se/rutiner-och-regler/fasader-och-ovrig-exterior/markis/>

## **Grilling/Barbeque**

Barbecuing with electric or gas grills is permitted on balconies or terraces, but the regulations must be followed. Charcoal grills, disposable grills or grills with an open flame are strictly prohibited. Be considerate of your neighbors, avoid smoke entering windows and grill during the daytime. Grilling is not allowed during fire bans. Please refer to the full grilling regulations on the association's website: <https://brfprastkragenlund.se/grillar/>

## **Parking**

Parking is prohibited in the area except in designated spaces. Each apartment has an assigned numbered parking space. See the overview map on the website. Currently, there are no guest parking spaces.

## **Miscellaneous**

Torches should be placed so that they do not cause soot stains or damage to the ground. Remove burnt-out torches and any wax and soot stains yourself.

## **4. COMMON AREAS**

### **Storage Rooms**

In the storage rooms, only usable bicycles, bike trailers, and strollers are allowed to be stored. The board asks you to keep the storage rooms organized and free from other items so that all members can make the best use of them. The storage rooms are divided as follows: Green storage - bike trailers and strollers. Red storage - bicycles. Wooden storage - both trailers and bicycles. Bicycles should be stored in bicycle rooms, in bicycle racks, or under the open stairwells, which have lock brackets under certain stairs.

## **Space Underneath the Stairs**

The space under the stairs is the association's common area and should not be occupied for storage of private property. Temporary parking of strollers, walkers, wheelchairs, and mobility scooters is allowed.

## **Playground**

In the area, there are swings and a sandbox to use; please inform the board if you discover any deficiencies or issues. The common sandbox has a net to prevent cats and other animals from using it as a litter box. Replace the net over the sandbox after play. In the adjoining wooden box, there are play equipment to use. Adults are responsible for returning toys to the box after use.

## **Planter Boxes**

Currently, there are 25 planter boxes belonging to the association. All planter boxes are numbered and maintained by individual households or by the gardening group organized by the board. If you are interested in accessing a planter box, there is a waiting list.

## **5. WASTE MANAGEMENT AND ENVIRONMENTAL HOUSE**

Ensure that your waste is correctly sorted. Otherwise, unnecessary extra fines can affect the association. Also, make sure that garbage bags are well sealed to prevent food residues and garbage from spreading in the bins and the environmental house.

You can dispose of household waste such as food, cardboard, newspapers, metal, plastic, non-recyclable, clear, and colored glass in the environmental houses. In all three environmental houses, there are brooms and shovels available to maintain cleanliness on the floor.

The following items should not be thrown into the trash rooms: Small electronics, such as lamps, energy-saving lamps, small batteries, mobile phones, electric razors, electric toothbrushes, and more. These should be taken to Lund Municipality's Samlaren, with the nearest one at Ica Supermarket, Linero, Vikingavägen 31.

Larger packages, bulk waste, and larger amounts of waste should be taken directly to Lund Municipality's recycling center, Sysav. A driver's license is required for entry, and it includes 26 free visits per calendar year. The nearest recycling center is located at Gastelyckan, Kalkstensvägen 22. More information about waste in Lund Municipality:

<https://lund.se/bygga-och-bo/avfall-och-atervinning/atervinningscentraler--och--stationer>

## **6. DISTURBANCES**

### **Noise**

To ensure that everyone enjoys their living environment, it is important that you are not disturbed by your neighbors. It is never completely quiet in a multi-family house or in a city; there are sounds that are pleasant and part of everyday life. However, sounds can also become noise and be perceived negatively. All residents are obliged to show consideration around the clock. It is particularly important to have peace and quiet from 10:00 PM in the evening until 7:00 AM in the morning. Therefore, try to avoid speaking loudly on the balcony/patio, playing loud music, instruments, TV, or the like. Also, if possible, be sparing with using washing and dishwashing machines during this time. If you have a major event planned on occasion, inform your neighbors well in advance if you think it will be perceived as disturbing. You can also contact the board for guidance.

### **Vehicles**

Within the area, a combustion engine in a stationary motorized vehicle may be running outdoors for a maximum of one (1) minute.

### **Pets**

Pet owners should ensure that their pets do not disturb or soil the property and/or common areas. It is not allowed to walk dogs without cleaning up after them!

## **UPON MOVING OUT**

Ask the board for the procedures for transferring ownership. Keep in mind that the person taking over your apartment must also be approved as a member of the association before moving in. Therefore, find out what is required for membership. Along with an application for membership, a copy of the transfer agreement must also be submitted to the board. The transfer fee is SEK 2500 and is paid by the buyer.

## **OTHER**

Subletting: See the bylaws. Contact the board well in advance before you intend to sublet. Forms are filled out on the BRF Prästkragen website:

<https://brfprastkragenlund.se/kontakt/andrahandsuthyrning/>

These rules of order have been decided by the board and are effective from 2025-07-13.