

HOUSE RULES – Appendix number 1 to statutes of

Společenství vlastníků Ryolit (association of owners)

Article 1

Introductory provisions

These house rules govern the conditions and manner of use of the building, individual units and non-residential premises and common areas of the building. The legal basis of mutual rights and obligations existing between the Association and its respective member is represented by the Civil Code and the statutes of the association.

Article 2

Fundamental terms

1. In Ryolit, the Owner declaration defines residential and non-residential units (hereinafter as “units”) and parking spots in the garage as part of non-residential unit on the first above-ground storey and first underground storey.
2. “Common areas of the building” are those specified in the Owner declaration.
3. The rights and obligations of owners of units are governed by act number 89/2012 Sb., the Civil Code. Due to the fact that some members of the association rent out their properties, the term “user” shall henceforth be used to refer to the current occupant of the part of the building. However, the association shall at all times communicated with the owner in all matters; the owner is obliged to make the users of their unit familiar with all rules, including those stipulated in these house rules. Correspondence and notices of the association shall be sent electronically.

Article 3

Rights and obligations related to ownership of unit

4. The association is obliged to ensure that the user of a unit can fully enjoy the rights attached to the use of the unit without disruptions.
5. The user is obliged to use the unit and the common areas of the building in a proper manner, including the services the provision of which is related to the use of the unit.
6. In exercising their rights, unit users are obliged to ensure proper conditions in the building allowing for the assertion of rights by other users. The performance of rights and obligations arising from ownership may not encroach, without legal grounds, upon the rights and legitimate interests of other persons, and cannot violate good manners.
7. Unit users are obliged to allow the association, the building superintendent or any persons authorised by them, upon prior notice:
 - for the purpose of determining the technical condition of the unit or to read, inspect or replace the heating and cold water meters;
 - for the purpose of determining the technical condition, inspections and repairs etc. where technical installations and utilities are installed in the unit (e.g. cleanouts, lightning rods, switchboards, consoles etc.).

In exceptional cases (accidents, health hazards or life-threatening situations, imminent risk of property damage, impossibility to contact the user) the unit will be made accessible without the user’s consent. The association shall inform the user about the forced entry immediately and a protocol will be drawn up.

8. In order to avoid the need for forceful entry due to accidents, it is recommended that in the case of prolonged absence the user shall inform the association about their whereabouts or provide the name and phone number of a person entitled to open the unit.

Article 4

Pets in the building

1. Each user is fully responsible for the pets in their unit (dogs, cats etc.) and must ensure that the user rights of other unit users are not compromised. Pets can only be held within the user’s unit.

2. In the event of any complaints from other users with regard to disruptive noises, odour, aggression and other issues related to a pet, the managing board of the association shall refer the matter to the local municipality or the police.

Article 5

Use of common areas (premises and facilities)

1. Common areas of the building shall only be used for purposes corresponding to their nature and purpose, with no effect on the rights of other users of units in the building. The placement of any items which do not constitute building equipment outside designated areas, e.g. bicycles, plants, paintings, mats, prams, TVs, gym equipment etc. is forbidden, as is the parking of one-track vehicles in the common areas and to carry them in elevators or on stairs, or otherwise increase the risk of damage to the building or fire. In the event of any breach of these obligations resulting in fines or administrative fees being imposed by the competent authority, the amount so imposed will be split among individual members of the association based on the scale of their breach.
2. In particular, users are obliged to:
 - allow access to valves, hydrants, meters and other technical installations in the building;
 - prevent the clogging of outlets accessible solely from their respective unit;
 - inform the association or building superintendent about malfunctioning gas, water or electricity meter;
 - refrain from damaging common parts and technical installations in the building. In the event of any damage the user is obliged to notify the association and reimburse the association of any damage;
 - make sure that no materials are stored in the building which are easily combustible, flammable, explosive or otherwise hazardous, and that naked flame is not used in the building;
 - refrain from smoking in the common areas of the building and on the shared terrace; and to keep these premises clean and tidy;
 - follow the user manuals visibly placed in the laundry room (washer, dryer) and refrain from damaging the equipment, including the coin slot;
 - respect the fact that the office used for the needs of the association of owners or its board can only be used for meetings of the association or the board and for the storage of documentation and documents;
 - make sure that items stored in units and garages do not cause the presence of insects and vermin.

Article 6

Parking spots in garages

1. Garages can only be used by vehicles with petrol or diesel engines and electric cars.
2. Users of parking spots may only use their own designated spot.
3. Users are obliged to abide by the applicable fire code. Garages cannot be used to store flammables or items making complicated the use of other parking spot or items which could represent undesirable obstructions for fire brigades.
4. Users are obliged to prevent the leakage of fuel and oils. In the event of any leakage they are obliged to remedy any damages immediately.
5. Users shall provide assistance in the case of sweeping of the garages, e.g. by parking outside while said cleaning is taking place.

Article 7

Placement and installation of things

1. Unit users may not, without a written consent of the association, install any equipment or items on external structures of balconies, terraces, windows etc.
2. Plants on windows and balconies must be secured. Plant watering may not cause dripping and damping of walls or parts of other units or common areas used for exclusive use.
3. The installation of external antennae and similar equipment, including the necessary cabling, requires a prior written consent of the association. The local building authority may order the relocation, adjustment of the antennae or the removal of the installations which reduce the integrity of the building or may pose risks to the safety of the public, or where they disrupt the general appearance of the building. In this case the user is obliged to relocate, adjust or remove the equipment immediately.
4. The installation of external AC units and the related cabling requires a prior written consent of the association. The local building authority may order the relocation, adjustment or removal of AC units which reduce the integrity of the building or may pose risks to the safety of the public, or where it disrupts the general appearance of the building. In this case the user is obliged to relocate, adjust or remove the AC unit and its cabling.

Article 8

Cleanliness and tidiness in the building

Unit users are obliged to keep the building clean and tidy. The association is obliged to ensure cleaning of all common areas of the building and garages.

Article 9

Controlled access

1. Users are obliged to keep the front door closed. Should the managing board of the association decide that the building shall be locked, all tenants are obliged to respect the decision.
2. Keys to common areas and facilities of the building, including keys to rooms with main utility valves and switches (electricity, water, heating) are stored at a designated place as decided by the board of the association.

Article 10

Peaceful enjoyment of the building

1. Users are obliged to use their respective units in accordance with established good manners, in order to avoid disrupting other users by excessive noise, odours etc.
2. All users are obliged to respect the “night-time regime” between 10:00 p.m. and 6:00 a.m.

Article 11

Final provisions

1. These house rules shall not affect the rights and obligations arising from other legal regulations.