

## **Article 1 Introductory Provision**

The house rules set out the conditions and means of using of apartments, houses, non-residential spaces and common parts of buildings at Apartmány Fabrika, Křížová 6, 15000 Praha 5 and adjacent roads, pavements and verdure (hereinafter referred to as Fabric premises). The basic legislation concerning the rights and duties of owners, tenants, subtenants and other persons using the apartment units in a building is contained in the Civil Code.

## **Article 2 Definitions**

1. Fabric premises include building situated at Krizova 6, apartments, non-residential spaces and common parts of the building and adjacent roads, pavements and verdure.
2. For purposes hereof a unit is an apartment or non-residential space.
3. An apartment is a room or set of rooms that are determined for other purposes the living by decision of the relevant building authority.
4. Non-residential space are rooms or sets of rooms that are determined for other purposes than living by decision of the relevant building authority (e.g. for business activity, as office spaces, studios, garages etc.) Non-residential spaces do not include appurtenance of the apartment or non-residential space or the common parts of the building.
5. Appurtenance of a unit includes adjoining spaces determined to be used together with the unit.
6. Common parts of a building are parts determined for common use - namely entrances, hallways, lifts, etc.
7. A tenant is a person(s) including legal entities who have rented a flat or non-residential space within Fabric premises but not any common part of the building.
8. Any other person using the unit is a natural person(s) who is/are entitled to use the unit within Fabric premises together with the tenant.
9. The company is Areál Fabrika, having registered in Commercial Register date 12.6.1998, section C file 60112

## **Article 3 Use of Units**

1. No unit may be used for another purpose than for which it had been passed and as capable and for which it had been let for use by an authorized person. Tenants and other persons using the units may not carry out activities in the unit that are in conflict with generally binding legal regulations
2. Construction and other fundamental modifications inside a unit or outside a unit are not permitted. Minor interference in floors, walls and ceilings (e.g. drilling and hammering) are permitted only upon prior written approval of Areál Fabrika and in line with instructions of and in the presence of the caretaker or a person authorized by the caretaker.
3. Tenants and other persons using the unit must follow the rights and rightful interests of other users of units in the building, abide by their commitments arising from contracts based on which they use units. comply with generally binding legal regulations and aspects the rules of respectable behavior and mutual consideration.
4. Tenants and other persons using the unit are obliged to notify the caretaker of any need to execute emergency repairs immediately after discovering the defect. The failure to do so will result in being liable for damage incurred due to a breach of

the duty to notify. The emergency phone number is: 730 167 777. Tenants and other persons using a unit shall also adopt any and all appropriate and reasonable measures to prevent any imminent damage.

5. The tenant herewith acknowledges that pursuant to Act no. 348/2005 Coll. on broadcast and television fees as amended any natural person or legal entity that holds or from another legal reason for at least one month uses a TV receiver is a ratepayer of the TV fee to the broadcast provider. For more details see <https://tvp.ceskatelevize.cz/poplatky/>.

### Article 4

#### Use of common parts of a building and common areas within Fabric premises

1. The common parts of building shall be used solely for purposes corresponding to their nature and function in the order not to restrict rights of other users of units. Placement of any items not belonging to the house equipment, smoking and using intoxicants is not permitted in the common parts of the building.
2. Tenants and other persons using a unit shall:
  - Make access to locking devices, fire hydrants and gauges
  - abide by the fire regulations in units and common parts of the building
  - make sure no easily flammable or otherwise dangerous substances are stored in the building and no open fire is used inside the building
3. Entrances, hallways, stairways, pavements and common areas may be used only for purposes to which they are determined, i.e. to enter and leave the unit.
4. It is forbidden to enter the roof of the building.
5. It is forbidden to enter on green areas or areas planted with flowers or bushes. It is also forbidden to foul the these area. It is forbidden to damage any bushes, flowers, trees or verdure.

### Article 5

#### Hanging out and displaying of items

1. Tenants and other persons using a unit may not, without the written approval of the owner place any equipment or items on external structures of e.g. windows, facade, and on the aerial pole or modify the appearance of the building in any way. If breaching this restriction the tenant shall pay the incurred damage to Fabric. Laundry, clothes and other items (apart from flowers pursuant to article 5, 2.) may not be hung or placed in windows, facade or other parts of the building in a way that it is visible from the external view at the building.
2. Flowers may not be placed in windows, façade or other parts of the building in a way that is visible from the external view at the building.
3. tenants and other persons using the unit may not place their own garden furniture in dooryards etc.

### Article 6

#### Order and tidiness in the building

1. Tenants and other persons using the unit are obliged to keep the building neat and tidy. The caretaker is responsible for hiring and cleaning service for the common parts of the building.
2. It is forbidden to dust carpets, doormats, etc. from windows and in common parts of the building.

3. Clearing away of snow and icicles from windows and the terraces belonging to a unit shall be done (or have it done) by the tenant while abiding by any and all safety rules.

#### **Article 7**

##### **Bad smells, vapours, waste and dirt**

Tenants and other persons using the unit shall”

- abide by the prohibition to barbecue and prepare meals in external areas including dooryards and reduce grilling and preparation of meals so as to ensure no vapours enter the neighboring units.
- not air out to the common parts of the building
- prevent leakage of liquid emissions, oils, lubricants, solvents anywhere in the building or in its surroundings
- sort waste and put domestic waste in designated containers
- not place waste that does not fit the container, building waste, metal waste, liquids, corrosive substances, harmful substances, flammable substances, explosive, soil, dead animals grass, mirrors, tires, floor coverings, pieces of furniture and similar waste in containers. Such waste shall be disposed of at the expense of the tenant, subtenants or any other person using the unit.
- not feed birds within ARA premises
- not spit in the common parts of the building and not foul the with dust, dirt, building materials and waste
- not throw away cigarette butts, matches and tiny waste inside the building and in its surroundings
- abide by the strict prohibition of smoking in the common parts of the building and the units; smoking in the units is only possible upon prior written approval of CTR Areal Fabric. Any violation of the smoking prohibition (except where is permitted in writing) will result in a fine of CZK 2,000. Payment of the fine should not affect the right for compensation.
- dispose of Christmas trees in accordance with instructions of Prague 5 municipal office.

#### **Article 8**

##### **Keeping pets**

1. Tenants and other persons using the unit may not, even for temporary period of time, keep pets (domestic or exotic animals) in the units without a prior written approval pursuant to article 8,1.
2. In case the tenant or another person the unit shall arrange cleaning if the common parts of the building are fouled by his/her pet
  - a) the tenant or another person using the unit acknowledges that in case the unit or common parts of the building are damaged by his/her pet, he/she will bear the cost of the damage
  - b) tenant or another person using the unit shall arrange cleaning if the common parts of the building or the surroundings of the building are fouled by his/her pet
  - c) the rights and rightful interest of other users of units and order in the building shall not be affected in relation to anyone's keeping a pet upon a prior written approval

#### **Article 9**

### **Opening and closing of the building**

1. It is forbidden to leave the entrance door open for more than indispensably necessary period of time. It is forbidden to make any adjustments on the entrance door to prevent its automatic closing.
2. Tenants and other persons using the unit shall close the building between 10 p.m. and 6 a.m. They are not entitled to lend the entrance card or keys to their unit or non-residential space to any third persons. Tenants and other persons using the unit shall immediately report loss of the entrance card or keys to the unit or non-residential space to reception desk or at +420 730 167 007.
3. The keys from the common parts and equipment of the building (including the room in which located the main gas locking device) are deposited at a designated place with the caretaker.

### **Article 10**

#### **Peace and quiet in the house**

1. Tenants and other persons using the unit shall use the units in compliance with good morals and so as not to bother tenants and other persons using other units by excessive noise or other activities that might disturb or otherwise make the use of units by other users unpleasant.
2. From 10. p.m. to 6 a.m. tenants and other persons using the unit shall respect the peace and quiet at night and mind the consideration when using devices and equipment causing excessive noise or vibration, reduce noise when making parties, reduce noisy use of audio devices, TV etc.
3. From 10. p.m. to 6 a.m. tenants and other persons using the unit shall mind the consideration when using common parts of the building.
4. Tenants and other persons using the unit shall not ride on roller-skates or skateboards inside the building.

### **Article 11**

#### **Using of parking lots and area**

1. It is forbidden to behave in a noisy manner and endanger or restrict other users of the underground garages by one's behavior in the parking area.
2. It is forbidden to smoke and handle open fire in the parking area
3. It is forbidden to store any substances or items in the parking area.
4. When walking through the parking area tenants and other persons using the unit shall use only the sidewalks.
5. It is forbidden to repair and wash vehicles in the areas determined for parking of vehicles or anywhere else in the Fabric premises.
6. In case of excessive contamination (by oil etc.) of a parking lot the user of the given parking lot shall remove the contamination at his/her expense.
7. Vehicles shall not be parked outside designated parking lots. Only the tenant or another person using the unit and the parking lot may use the parking lot, i.e. exclusively the parking lot specified with the sign in the Contract or in a permission to park vehicle granted by a person authorized to assign the parking lot to use.
8. Parking lots can only be used for parking of vehicles; vehicles placed on a parking lot must not prevent other users from using their parking lots.

**Article 12**  
**Respecting the fire regulations**

All inhabitants of the units are obliged to respect the Fire regulations.  
The fire regulations are available at the reception desk of Fabric and in the entrance halls if the building.

**Article 13**  
**Final provisions**

1. The house rules shall not affect any rights and duties arising from other legal regulations.
2. The provisions of the house rules reasonably apply to guests of tenants and other users of units. The tenant or another person using the unit the visited unit is responsible for his/her guests respecting the house rules.
3. If the tenant or other persons using the unit use the unit in conflict with these house rules despite a written notification, the company may cancel lease of the unit in compliance with provisions of the lease contract that had been made between he company and the tenant. The right to claim compensation is not prejudiced therewith.

In Prague  
on 20.10. 2016

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