
COMFORT RULES BRF FANÖ

TO PROMOTE A GOOD WELL-BEING ENVIRONMENT IN OUR AREA, THESE WELL-BEING RULES HAVE BEEN ADOPTED. THERE ARE NO PECULIARITIES BUT MUCH IS JUST COMMON SENSE, BUT FOR THE SAKE OF CLARITY THEY HAVE BEEN WRITTEN DOWN.

THE WELL-BEING RULES DO NOT JUST APPLY TO YOU AS A RESIDENTIAL RIGHT HOLDER. OTHER FAMILY MEMBERS ARE ALSO INCLUDED, AS WELL AS GUESTS, RESIDENTS, OR CRAFTSMEN WHO CARRY OUT WORK FOR YOU IN THE APARTMENT. THE WELL-BEING RULES ALSO APPLY TO TENANTS WHO SUBLEASE AS WELL AS TO THE ASSOCIATION'S TENANTS. THE MEMBER IS RESPONSIBLE FOR ALL PERSONS ALLOWED TO ENTER THE ASSOCIATION'S LAND.

IF YOU DO NOT SUCCEED IN SOLVING ANY PROBLEMS ON YOUR OWN, YOU CAN CONTACT THE BOARD OF DIRECTORS AT STYRELSEN@FANO.SE TO GET ASSISTANCE.

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Fire alarm

The member is obliged to ensure that there is a working fire alarm that is firmly mounted in the ceiling, as well as to be responsible for maintenance and possibly replacing the alarm when it breaks or changing the battery when necessary. Members are asked to regularly, but at least twice a year, test the operability of the fire alarm.

Noise

When you live in an apartment building, there is noise. It can be a vacuum cleaner, a happy child, or the Eurovision from the TV. While there is noise, everyone must show consideration for their neighbors and not make more noise than necessary. Keep in mind that the sound spreads easily to your neighbors who may be disturbed. What you think is a reasonable noise level may be bothersome to another.

After 22:00 on the day before a weekday and 24:00 on the day before a weekend, there must be as much silence as possible in the homes and the area.

You have to show understanding that sometimes on weekends you have dinner with guests with a noise level above normal. It may be appropriate to inform the neighbors beforehand and, as the evening progresses, think about the noise level.

When you do construction in your home, it sometimes requires actions that create a major disturbance, for example, drilling into the wall. This may only take place between 08-19 on weekdays and 10-19 on weekends. You must/should also inform your nearest neighbors when this will take place and approximately how long it is believed to last. For example through a note on the notice board in the stairwell.

Smoking

Be considerate of your neighbors and do not smoke near our entrances, in our common areas, or on the balcony. Do not throw extinguished cigarettes on the ground, but in trash cans. Littering ultimately costs us, members and residents, money for cleaning.

Bicycle storage

Only bicycles may be stored in the bicycle sheds. Those who rent places in the bike shed are responsible for cleaning. For the board to be able to know where there are free spaces in the bicycle sheds, it is important that you do not use more spaces than what is agreed upon. If you need more seats or keys, contact cykel@fano.se.

Stroller storage

Only strollers and walkers may be stored in the stroller rooms. Those who rent spots in the stroller room are responsible for cleaning. If you need more spots or keys, contact cykel@fano.se.

Laundry room

The laundry rooms are for the residents of the association to be able to wash their clothes and textiles. It is not permitted to lend the laundry to other persons or companies.

To show consideration for your neighbors, when you have finished washing, you must remove the remaining detergent from the washing machines, remove fluff from the dryer and bring large packaging and throw them in the vacuum cleaner. Tear cartons as needed.

To minimize the risk of detergent deposits in our machines, you should use liquid detergent.

To increase the lifespan of our machines and keep maintenance costs down, it is not allowed to wash underwired bras without a bag, mats, and shoes.

Animal traps, blankets and the like that cats, dogs, or fur-bearing animals have been in contact with must also not be washed in the machines, think of those with allergies!

It is not permitted to dye clothes in the machines.

Ball sports

Due to the risk of broken windows and other unfortunate damages, ball games are not permitted on the association's surfaces. Instead, such activity is referred to Kvarnbacka school's schoolyard or Kvarnbacka ball field.

Barbecue

The basic rule is to ensure that smoke and smell do not disturb the neighbors. From a fire protection point of view, the type of grill that is approved within Fanö depends on where the grill is located:

- Balcony regardless of floor: Electric grill only.
- Patio on ground level: Electric grill, coal/briquette, or gas grill. The grill must stand on legs or a stand and be placed at least 5 meters from the house wall.

Please note that a disposable grill is not allowed, as it is not suitable for placing directly on the lawn (even with the accompanying small stand) due to the risk of fire.

For gas grills, a maximum of two bottles (one in operation and one in reserve) of 5 liters of gas may be stored in the apartment or on the glazed balcony. For non-glazed balconies, a maximum of two bottles of 30 liters applies.

Balconies and patios

Residents are asked to keep their balconies and patios in good order. Vegetation on a patio is the resident's responsibility to maintain. Flower boxes, satellite dishes, and the like that are mounted on the balcony must be attached in such a way that they hang inside the balcony railing. Nothing may be attached to the facade of the house.

Keep in mind that smoking on the balcony and patio can cause great discomfort to other residents around.

Traffic and parking in the area

There is a parking ban in the entire area and on Sorögatan. For temporary parking, please refer to the signposted guest parking lots.

Avoid driving the car into the area. If you drive in the area, be sure to close the barrier behind you.

There are special rules for the rented garage and parking spaces. These can be read on the website.

Staircase and loft passage

To increase security in our area, residents are asked not to let unknown people into the stairwells, but instead, ask visitors to contact the visitor for assistance.

For fire safety reasons, no objects may be stored in the stairwell. In order not to hinder cleaning, you are also not allowed to have a doormat or shoes outside the apartment door.

Flowers in the windows make it homely if they are cared for properly (watered and any dried leaves and flowers removed). Larger flowerpots on the floor are not permitted as they may obstruct a possible evacuation in case of fire, for example.

Bicycles can be parked on bicycle racks outside the gate. Alternatively, you can contact cykel@fano.se for a place in a bicycle shed. Strollers must be stored in the stroller storage or the residence. If you need access to the stroller storage, contact cykel@fano.se.

If you are renovating and transporting rubbish or other waste, feel free to cover the entrance mat by the gate with plastic or paper and you will facilitate the cleaning considerably.

Pets

Even if you think you have good control over your dog, an off-leash dog can create discomfort for others. According to the City of Stockholm's General Regulations, dogs must be kept on a leash in public places (also applies in our area).

Furthermore, it is not permitted to walk your dog in the association's common areas. It's not so nice when, for example, children run barefoot and step on leftovers from the dog's toilet visits.

Pets are the resident's responsibility.