House rules

of the Wirtschaftsförderungs- und Wohnungsbaugesellschaft
der Stadt Königswinter mbH

in the version dated 1 October 2025

Living together with other people in a shared house requires mutual consideration and tolerance. In our house rules, we have outlined what is important to us and what should be important to you, so that everyone can say: This is a great place to live!

Compliance with these house rules by all residents ensures good neighbourliness. Please treat the flat you are renting and the communal facilities with care.

These house rules are part of the tenancy agreement. By signing the tenancy agreement, you agree to comply with these house rules.

(1) Ventilation, heating and water

Ventilate your flat sufficiently. Room air should generally be exchanged by repeatedly opening windows wide for short periods. We must prohibit you from ventilating your flat into the stairwell, as this clearly defeats the purpose of ventilation and can cause a nuisance to neighbours.

If the outside temperature falls below freezing, you must do everything in the common interest to prevent the sanitary facilities (drain pipes, water pipes, etc.) as well as radiators and heating pipes from freezing. Therefore, it is essential that you keep basement, ground floor and stairwell windows closed during the cold season, except for ventilation purposes. Close the windows in the event of heavy snowfall, rain and storms.

To prevent water contamination by Legionella bacteria and other organisms, please ensure that sufficient hot and cold water is drawn from all taps and shower heads and that the toilet flush is used sufficiently, especially if the flat is not used for a longer period of time (more than a week).

(2) Protection against noise

Noise disturbs all residents. Therefore, please observe the general quiet hours from 1 p.m. to 3 p.m. and from 10 p.m. to 7 a.m. and avoid any noise pollution that exceeds normal levels.

Set televisions, radios, other audio devices and computers to a moderate volume; their use outdoors (on balconies, loggias, etc.) must not disturb your neighbours either. You must not disturb your neighbours by playing music, especially during the general quiet hours. If possible, do not use washing machines, tumble dryers or dishwashers after 10 p.m.

When carrying out noisy household chores (vacuuming) and DIY work (drilling and hammering) in the house, courtyard or outdoor areas, please ensure that you do so on weekdays outside the aforementioned quiet hours. This work should be completed by 8 p.m.

Parties or celebrations must not cause unreasonable noise pollution for the community. In principle, the general quiet hours also apply in these cases. Please speak to the other residents beforehand, who will then certainly tolerate a certain amount of noise and odour.

(3) Use of the property

When your children use the playground, please ensure that you collect toys and rubbish after they have finished playing, thereby helping to keep the playground clean.

Use of the play equipment in our playgrounds is at your own risk. Your children must also observe the general quiet hours when playing.

To protect the green areas, playing football and riding bicycles, skateboards, inline skates, kickboards, etc. is not permitted on lawns that are open for play. This also applies to courtyards, corridors and stairwells.

Do not throw rubbish on the green areas and do not feed animals, especially pigeons and cats. It is prohibited to allow your dogs and cats to soil the green areas and grounds. For hygiene reasons, please keep pets away from playgrounds and sandpits.

Smoking is prohibited in stairwells, ground floor rooms and basement rooms. If you smoke on the balcony, please be considerate of the residents in neighbouring flats.

(4) Safety

To protect the occupants of the building, front doors must remain closed – but for fire safety reasons, they must not be locked. Close cellar and courtyard doors after each use.

Keep house and courtyard entrances, stairways and corridors clear, as this is the only way they can fulfil their purpose as escape routes. Cars, motorcycles, etc. do not belong there. For example, you may only park a pram or walker in the stairwell if this does not restrict the escape routes or excessively obstruct other residents. **Shoes, umbrella stands and other items belong in the flat, not in the stairwell. For safety reasons, you are also not allowed to store any items in the communal drying room, in the ground floor and basement corridors, in the communal basement or in communal areas such as the laundry room, drying room, etc.**

The storage of flammable, highly combustible and odour-causing substances in flats, on balconies, loggias, conservatories, cellars or attics is prohibited.

Explosives and explosive substances must not be brought into the building or onto the property. If you notice the smell of gas in the building or in your flat, do not use any form of ignition. Do not operate any electrical switches, open the windows or doors and turn off the main tap. If you smell gas, notice leaks or other defects in gas and water pipes, notify your caretaker, energy supplier or us immediately. In an emergency, also use the emergency numbers for the fire brigade and police.

Position flower boxes and flower boards so that they do not pose a hazard to anyone. Please ensure that no water runs down when watering flowers.

If you are going away for a longer period of time or are not staying in your flat, leave a key with your neighbour, caretaker or another person you trust in case of an emergency and notify us of their name and address.

For safety reasons, barbecuing on balconies, loggias and areas directly adjacent to the building is **only permitted with electric barbecues**; in any case, consideration must be given to fellow residents.

(5) Cleaning

In the interests of all residents, please keep the building and grounds (outdoor areas, rubbish bins) clean at all times. The obligation under the tenancy agreement to clean the rooms, facilities and equipment intended for shared use, as well as to clear snow and grit in icy conditions, is regulated separately.

Carpets may only be beaten and brushed in the designated area. Shoes, textiles, bathroom accessories, etc. may not be cleaned from windows or over the balcony railing or in the stairwell.

On balconies, laundry may only be dried inside below the railing.

Otherwise, laundry rooms and drying rooms are available for your use, if available. Clean these rooms and all furnishings after each use.

Keep drains in toilets, sinks and washbasins free of waste. In particular, do not pour cat litter, bird litter or other animal litter into the drain; **kitchen waste, grease, paper towels and hygiene products of any kind should also never be disposed of in the drain**, but should be disposed of with household waste.

Rubbish and waste may only be collected in the bins and containers provided for this purpose. Bulky waste, cardboard boxes, etc. may only be disposed of in the appropriate containers after being broken down into smaller pieces. Electrical waste, etc. must be disposed of properly by the tenant after consultation with RSAG. Please ensure that no waste or rubbish is left in the building, on the access routes or at the location of the waste bins.

(6) Community facilities

For communal facilities, the respective rules of use, operating instructions and information signs apply. You must observe the allocation plans drawn up by the house community or your housing association when using these facilities.

Passenger lift

Small children may only use the lift when accompanied by an adult. Care must be taken to ensure that the passenger lift is not used unnecessarily. Continuous use will cause damage.

The interior of the lift car must be kept clean. Heavy and bulky items, furniture and similar items may only be transported in the lifts if the permissible load capacity of the lift is not exceeded.

The use of the lift for the purpose of transporting removal goods must be reported to WWG, stating the name of the transport company. In this case, the lift car must be protected in a suitable manner. Any dirt must be removed immediately.

Please observe the instructions for use and safety instructions in the lifts. The lift must not be used in the event of a fire.

Rubbish rooms and rubbish bins

Only use rubbish rooms and rubbish bins between 8 a.m. and 8 p.m. Only dispose of household waste in them. If recycling containers are provided, use them for their intended purpose.

For information on disposing of bulky waste, please contact your local waste disposal company and **only put your bulky waste out for collection on the designated collection day**.

Community antenna / distribution system

Only use your television or radio receivers with suitable (approved) connection cables. The installation of antennas, satellite dishes and other receiving equipment outside the enclosed rental premises is not permitted.

If you experience interference or damage to your TV or radio reception, please report this immediately to your caretaker, us or your network operator. Do not attempt to work on the sockets or cables yourself. Only our employees or specialist companies are authorised to carry out work on the system.