10/2026

# PORVOON KODIT HOUSE RULES

In addition to legislation and the municipality's rules and regulations, the area and buildings of the property must comply with what has been stated in these house rules or in the landlord's separate decisions.

No one may unnecessarily disturb the comfort of living of others through their behavior or in any other way. Residents must also otherwise conduct themselves in a manner that respects the peace and quiet of other residents. The residents of the building must ensure that their guests also comply with public order and these rules.

## 1. Common areas

The front doors will be open from 6:00 a.m. to 9:00 p.m. When the exterior doors are locked, care must be taken to ensure that they close properly when passing through them. Residents must avoid unnecessary noise in common areas and must not remain there unnecessarily.

Items may only be stored in the spaces reserved for them. It is forbidden to store items in the stairwells and basement corridors. For fire safety reasons, the storage of fuels and other flammable liquids as well as wastepaper in the common areas is prohibited.

The laundry room is available to the residents of the building according to the reservation list. The laundry room must be left clean after use, and the machines must be cleaned of detergent residues.

The sauna facilities must be cleaned carefully after use. Dyeing your hair, burning candles and using sauna scents is prohibited in the sauna facilities.

Damaging structures, breaking windows, scratching walls, damaging the lawn and plantings, etc. The perpetrator will be charged full compensation for vandalism according to the repair bill or the price list prepared by the landlord.

## 2. Apartments

Loud activities must be avoided in apartments and around the property. Especially between 23:00 and 7:00, neighbors must be allowed to sleep at night. It is polite to inform the neighbors of any family gathering or other special situations.

The apartments must be carefully maintained. To avoid moisture damage, the bathroom must be dried after use. The ventilation ducts must not be blocked, and the ventilation valves must be cleaned regularly. The apartments must not be ventilated in the stairwell.

Leaks in faucets, toilet bowls, pipes and radiators must be reported to the landlord without delay. Waste must not be discharged into the sewer network that may cause it to become clogged or damaged.

Alterations may not be made to the apartments and the premises belonging to the apartments without the landlord's permission.

Balconies and the drainage holes there must be kept clean and snow must be removed soon after the snow falls. The balcony must not be washed with running water.

Grilling on the balcony and terrace is only allowed with an electric grill. In the yard belonging to the apartment, you can grill with a gas grill with special care. Grilling on an open fire or charcoal grill is prohibited. Barbecues that violate the rules will be removed from the properties when meeting. Grilling in the yard area is only allowed in designated areas. Never leave the grill unattended, the resident is always responsible for fire safety.

If the apartment has its own yard, the tenant must be responsible for the maintenance of the yard, including landscaping and snow work.

The perpetrator will be charged full compensation for damage to the apartments and damage to the structures according to the repair bill or the price list prepared by the landlord.

**3. Smoking**

Smoking is prohibited in apartments, on balconies, terraces, and in any other areas under the tenant's control. The prohibition applies to all tenancy agreements from 1 October 2026 onwards, regardless of any previous agreements, permissions, practices, or terms in the tenancy agreement or otherwise agreed with the landlord. The prohibition also applies to e-cigarettes and other tobacco-like products. Smoking is also prohibited in stairwells, basement corridors, and other shared premises. The tenant is liable for any damage caused by smoking in the apartment, including renovation costs.

Smoking practices in common outdoor areas vary by property:

• Designated smoking area: Smoking is only permitted in the designated smoking area.
• No designated smoking area: Smoking is permitted in the yard area while being considerate of neighbours.
• Smoke-free property: Smoking is prohibited throughout the entire property area. (Specified in the tenancy agreement.)

**4. Dusting**

Dusting carpets and bedding is only allowed in designated areas from Monday to Saturday between 7:00 a.m. and 8:00 p.m. Dusting carpets and bed linen on balconies is prohibited.

**5. Vehicles and parking**

Parking of motor vehicles is only allowed in the spaces reserved for them. Parking of vehicles is prohibited elsewhere in the yard area and on the passageways. Vehicles that have been removed from the register may not be stored around the property. Guest spaces are for guests for short-term parking only.

**6. Pets**

Dogs, cats and other domestic animals must be kept on a leash. They must not disturb the residents of the house by barking, meowing, etc. with sounds. Walking pets is prohibited in places reserved for children's play and in their immediate vicinity. Domestic animals are not allowed to dirty buildings or the area of the property. The owner must take care of the animal's droppings in the garbage bins. Pets are not allowed in the laundry room or sauna. The owner is liable for any damage caused by domestic animals.

It is forbidden to feed birds, squirrels and other wild animals on balconies and on the territory of the property.

**7. Waste and sorting**

Residents are responsible for sorting their household waste into biowaste, mixed waste, wastepaper and cardboard, which must be delivered to the collection containers reserved for them at the property's waste collection point. If the resident is not entirely sure which container the waste belongs in, the waste must be placed in mixed waste.

It is prohibited to leave non-household waste at the property's waste collection point or elsewhere in the property. The residents must take care of the removal and the costs arising from it.

**8. Violation of the rules and regulations**

Violation of the rules and regulations may result in liability for damages and/or termination of the tenancy agreement.