

Attachment A

Regulation for Tenants
of Public Residential Housing
by A.L.E.R.

1 – Compliance with tenancy agreement

The tenant shall strictly comply with and fulfil the conditions of the tenancy agreement and of this Regulation.

2 – Obligations of tenants

The tenant shall

- a) manage carefully and wisely the rental unit according to § 1587 of Civil Code and in conformity with the current directives of the Municipality or other related Authorities, unless otherwise specified by this Regulation;
- b) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other common areas to which the tenant has access.
- c) watch carefully over the own children and prohibit them to prolong their stay in common rooms and transit areas or passages.

Children may play in dedicated areas or playgrounds, when available, according to the rules provided by A.L.E.R..

Noisy plays or games that may disturb or annoy are not permitted. Parents or relatives in charge of children are held responsible for possible damages caused by children to people and goods.

- d) promptly notify to A.L.E.R. any change of family member(s)
- e) specify the keeper, when available, the family's trust person who holds the key of the residential unit in case of family absence
- f) make sure that dogs, cats or other pets do not disturb or annoy other tenants and do not affect the health conditions of the building.

3 – Prohibitions

The tenant shall not:

- a) make improper use of common areas and disturb the neighbours;
- b) infringe the Town Police guidelines concerning beating of carpets, door-mats, blankets, mats, mattresses etc.;
- c) deposit bulky objects, also for short periods of time, across passages, bicycles parking places etc.;
- d) dispose of improper articles in garbage dumps or plumbing fixtures that may obstruct drain pipes;

- e) keep inflaming or hazardous materials either in dwelling locals or in service facilities, as well as disperse combustion products of ovens or similar equipment through exhaust conveyors;
- f) leave entrance gates and doors open beyond the closing hours deliberated by the tenants committee;
- g) keep in dwelling spaces or balconies materials and goods with a weight that exceeds that of ordinary furniture; keep various household implements in common areas, stairways, corridors to cellars, garages, lofts and attics;
- h) use windows, balconies, galleries, landings and common areas as a deposit for laundry, clothing, tools, machinery or any other object; hang out the washing from windows and balconies; use driers on balconies that exceed the railing or parapet level;
- i) keep flower vases or other containers on balconies or windowsills in dangerous position for people safety. Watering flowers shall be carried out without disturbing neighbours and damaging the building.
- l) drive with cars, motorbikes or any other vehicle into courtyards or common areas that are not reserved to parking, unless exceptionally authorized by A.L.E.R. The load/unload of goods and wares for stores or stocking premises must take place outside, unless exceptionally authorized by A.L.E.R.;
- m) use for publicity purposes the entrance halls or the keeper's office to hang advertisements, signs or posters;
- n) hang publicity signs or advertisements on the building facades, from windowsills, balconies, parapets or railings without previous authorization by A.L.E.R.;
- o) change destination of use of service rooms and facilities (cellars, garrets etc.) and garages;
- p) park vehicles outside the dedicated places and allow non-dwellers to park or enter into common areas to which have access the sole building inhabitants;
- q) sub letter or make over, in part or in full, for free too, the allotted spaces;
- r) use the allotted spaces for manufacturing, commercial, professional activities or similar purposes. Work from home is permitted as far as it does not imply disturbance for neighbours, damages to the building and it does not compromise the apartments health and quietness.

4 – Housing allotment and return

The housing allotment shall be proved by mutually countersigned memorandum; the same applies to the tenancy conclusion, whose memorandum will be valid by law also in case of intentional absence of the resigning tenant.

The tenant shall keep the allotted spaces with the utmost care and hand them over at tenancy conclusion in good preservation conditions.

Due to possible delays in the availability of the allotted spaces, A.L.E.R. does not guarantee their scheduled delivery to tenants. A.L.E.R. is not held to duly provide compensation thereof.

5- Visits after resignation

Tenants that have already resigned for their housing, duly accept visits on working days from 9.00 to 12.00, starting from the date of notification, by interested lessors.

In case the tenant resigns to move into other housing unit, the tenant shall return the allotted spaces within the agreed deadline free from people and goods.

6 – Exclusive facilities

For individual service units, such as gardens or kitchen-gardens, the tenant shall follow the specifically related guidelines. The obligations below pertain to tenants:

- a) it is prohibited to make modifications to or to build on the allotted units without prior consent of A.L.E.R. It is furthermore not permitted to use said service units to park vehicles, to store any kind of wares or goods, and to hang the washing or other pieces of clothing.

- b) upon A.L.E.R.'s request, the tenant shall remove or reduce the volume of climbing plants that may disturb neighbours or damage the building. The tenant shall also change or replace any sort of cultivation considered hazardous or damaging by A.L.E.R.'s unquestionable judgement.
- c) A.L.E.R. is not held to provide compensation to tenants in case of compulsory removal from the garden of vegetable species of all sorts, or of decorative works such as fences, fountains, chairs, flowerbeds etc.

7 – Common Areas

Unless otherwise specified in the tenancy agreement, all outdoor areas are in common among all tenants, who may use them according to their intended usage and to the norms settled by the tenants committee.

Every tenant shall participate to their cleaning and maintenance.

8 – Lifts

In case the allotted structures are served by lifts, the tenant shall use them according to the related regulations and the laws in force. A.L.E.R. is not held responsible for possible service interruptions due to unexpected events or requested by maintenance works on the operating systems.

9 – Inspections

Whenever the case, A.L.E.R. reserves itself the faculty to carry out inspections to the allotted structures and facilities in order to assess their preservation conditions and the tenant's duly compliance to the tenancy agreement. The tenant cannot reject said inspections.

10 – Damages

A.L.E.R. is not held responsible for damages due to thefts or violations, as well as for shortage or lack of drinkable water, gas and electricity.

Tenants shall reimburse A.L.E.R. for the reparation costs due to tenant's damages to apartments or the building in general.

The whole block of tenants will be held responsible for damages to common structures and areas if it is not possible to identify the responsible one (stairs, pipelines, garbage dumps etc.).

11 – Special provisions

A.L.E.R. reserves itself the faculty to issue special provisions and economic sanctions for all exceptions to the present Regulation and the tenancy agreement.

Whenever the case, it is A.L.E.R.'s faculty to modify or implement the rules herein contained to improve the housing management procedures.

This Regulation can be implemented with rules deliberated by tenant committees subsequently approved by A.L.E.R.

A.L.E.R. will notify the tenants of the implemented or modified parts of this Regulation.

12 – Sanctions

The tenant's repeated infringement of the rules herein contained may cause the rescission of the rent contract according to § 1456 of Civil Code. Given for granted its faculty to proceed by legal means, A.L.E.R. shall claim and motivate per registered letter the return of the allotted structure.