

Outdoor Environment Policy

The purpose of this Outdoor Environment Policy is to make it clear what the rules are when it comes to care and management, both for tenants' own terraces and for the common surfaces of housing areas.

Key aspects to be considered when it comes to care issues are the well-being of tenants and the overall impression made by yards.

This Outdoor Environment Policy is a living document and may be updated and modified on an ongoing basis. The document is available on our website: www.surahus.se

Do you have a flat that comes with a terrace? Wonderful!

When you move into a flat with a terrace, you automatically take over responsibility for taking care of whatever is found on that terrace from the previous tenant. As a tenant, you do not own any land. This means that you are not allowed to make any major changes to the outdoor environment. Such major changes may be carried out *only* with the permission of the Surahammarshus gardeners. Please note that, when moving out of your flat, you may have to restore your terrace to its previous state if you have made major changes without permission.

Entrances, paved areas, duckboards (slated wooden flooring), walkways leading up to entrances, lawns, flower beds, hedges/shrubs, fences and partition walls are examples of elements that may belong to your terrace and that you, as a tenant, have a responsibility to keep in the requisite condition. Weeds and rubbish must always be dealt with, and on hard surfaces you must also ensure that any leaves that may have accumulated are removed on a regular basis.

- **Lawns** – Tenants themselves mow any lawn areas contained within their terrace. If, for health or other valid reasons, you are unable to mow your own lawns, we can do it for you. For this we charge a *fixed* seasonal fee. Note that this presupposes that your terrace is easily accessible to our mowers. If flower beds, furniture or other items make access difficult, we will only mow that which is easily accessible. And if your lawn areas are entirely inaccessible to our mowers, we are unfortunately unable to offer this service.

Please note that lawns on terraces are mowed on days when other lawns in the area are mowed.

You must submit a written order for lawn mowing on 31 March at the latest. The order must be signed by the orderer. The form to be signed can be downloaded from our website and printed.

For current prices, please refer to our website: www.surahus.se

- **Flower beds for perennial plants** – You are free to plant any perennials you like and to organise the flower beds as you like (you buy your plants and take care of them yourself). You must ensure that weeds do not establish themselves and take over. Invasive species such as garden lupine (*Lupinus polyphyllus*), Asian knotweed (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*), rugosa rose (*Rosa rugosa*) and Canadian goldenrod (*Solidago canadensis*) **must not** be planted.
- **Ornamental shrubs and climbing plants** – to be planted and organised in consultation with the Surahammarshus gardeners (you buy, plant and take care of the plants yourself). Must be maintained in a manner appropriate for each type and so that they do not cause damage to fronts, roofs, buildings or trees, grow out over common areas, streets or paths, block views or prevent access or traffic.
- **Cut hedges** – The *inside* is to be cut by tenants themselves, and those who wish are of course free to cut all sides. Otherwise, the Surahammarshus gardeners will take care of the *top* and *outside*. If there is a hedge between your terrace and your neighbour's terrace, you must take care of it together. Hedges must be cut at least once per season. The maximum permitted height next to roads and streets at crossroads and exit drives is 80 cm (2 ft 7.5 in). The Surahammarshus gardeners may be able to help you cut your hedge (time permitting) for a fee. You must submit a written order on 31 May at the latest. For current prices, please refer to our website: www.surahus.se
- **Fruit trees** – To be pruned each year, so as to promote growth and yield as well as to ensure that the trees do not cause damage to fronts, roofs, buildings or trees, grow out over common areas, streets or paths, block views or prevent access or traffic. The Surahammarshus gardeners may be able to help you prune your fruit trees (time permitting) for a fee. Please submit a written order. For current prices, please refer to our website: www.surahus.se
- **Trees** – Are taken care of by the Surahammarshus gardeners. It is not permitted to cut off branches, fell trees or cause damage to trunks or branches that may harm or kill trees. An annual visual inspection is performed by the Surahammarshus gardeners. Pruning for maintenance or safety reasons and felling is carried out only after consultation with an arborist, in cases where there is a risk of damage to trees, buildings or people. Shade or a blocked view from a balcony or terrace is not a valid reason for pruning. If you have any questions relating to trees within the housing area, please contact the Surahammarshus gardeners.
- **Snow clearance and anti-slip treatment** – each tenant must clear away snow from, and apply anti-slip treatment to, the entrance, the walkway leading up to the entrance and his or her own terrace. If, for health or other valid reasons, you are unable to do this yourself, we can do it for you. For this we charge a fixed seasonal fee. *Please note that such snow clearance on order is performed **after** our own areas have been cleared.* You must submit a written order for snow clearance on 31 October at the latest. The order must be signed by the orderer. The form to be signed can be downloaded from our website and printed.

For current prices, please refer to our website: www.surahus.se

- **Duckboards (slated wooden flooring), fences, partition walls, etc.**, that have been mounted by Surahammarshus must be maintained on a regular basis by the tenant. Wood oil/paint will be provided upon request by Surahammarshus. Among tenants who request wood oil/paint, we perform spot checks to see that it is used correctly. If, for health or other valid reasons, you are unable to do this yourself, we can do it for you, time permitting. For this we charge a fee. Please submit a written order. We will let you know beforehand when we are coming, and then the relevant surface must be empty. If objects are standing in the way, we will unfortunately not be able to perform this service.

For current prices, please refer to our website: www.surahus.se

- **Terrace/patio/balcony**
You should take just as good care of your terrace/patio/balcony as of the rest of your flat. These are not storage areas. It is not permitted to make holes in fronts, glazing, balcony railings or screen walls in order to attach objects to them. For safety reasons, any removable flower boxes on balconies may be hung only on the inside of the railing.
We carry out spot checks of terraces/patios/balconies on a regular basis. If you do not take proper care of your terrace/patio/balcony, this is considered mismanagement and constitutes due cause for eviction. Any faults and shortcomings must be reported immediately.
- **Own compost containers are not permitted**
Tenants must gather any gardening waste from their own terraces and transport it to the recycling centre (*återbruk*). It is not permitted to throw gardening waste anywhere inside or outside the housing area.

Tenants who rent a parking space

In the area around your car, you must clear away snow, apply anti-slip treatment and remove any rubbish. Remember that parking is allowed only in designated spaces. For more information, please refer to our website: www.surahus.se

Tenants who rent a garage/carport

In front of your garage door, you must clear away snow, apply anti-slip treatment and remove any rubbish. Inside your carport, you must also remove any leaves and similar rubbish.

Barbecuing

- **Charcoal grills must not** be used on tenants' own balconies or terraces; they may be used only in any common designated barbecuing sites that may exist within the housing area.
- **Electric grills** may be used on terraces/glazed-in balconies.
- **Gas grills** may be used by those who live in terraced housing (row houses).

Remember to show consideration for your neighbours when it comes to the smoke from your grill.

Common surfaces

Littering is not permitted.

Dogs and cats must not be walked within the housing area and must always be kept under supervision.

It is not permitted to feed birds and other wild animals within the housing area.

Playgrounds

The Surahammarshus gardeners ensure regular check-up and care.

An annual safety inspection is performed by a certified inspector.

It is forbidden to smoke within and near the playground area.

Dogs and cats must not be within the playground area.

If you find any faults or shortcomings in the playground, please contact Surahammarshus as soon as possible.

Smoking

Not permitted within and near common areas adjoining buildings.

Other surfaces

Any land belonging to the housing area which is outside tenants' terraces is taken care of by the Surahammarshus gardeners.

Price list

Lawn mowing, seasonal fee: SEK 850

To be ordered in writing on 31 March at the latest.

The form to be signed can be downloaded from our website and printed.

Snow clearance, seasonal fee: SEK 650

To be ordered in writing on 31 October at the latest.

The form to be signed can be downloaded from our website and printed.

Gardening work and other services relating to terraces: SEK 450 per hour

Fixed minimum fee: SEK 450.

For tenants aged 70 or older, we offer a SEK 200 discount off both the fixed minimum fee and the hourly fee.