

Welcome as a member of the Brf Signalen 1

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Welcome as a member of Brf Signalen 1

As a new tenant, you probably have many questions. In this well-being guide, we hope you find the answer to most of these questions. The well-being guide also constitutes the association's regulations. If you have any further questions, you are welcome to contact the association's board.

We ask you to read all the information carefully - we are many tenants in the association and everyone should enjoy living here.

We welcome you once again and hope that you will enjoy the Housing Association Signalen1. Remember that together we make the difference!

History

“Lilla” Frösunda has its origins as a result of an emigration from Frösunda village at the present Stora Frösunda. At the beginning of the 17th century, the farm was moved to its present location. Around 1640, the Council of the State, Mattias Soop, acquired two of the farms in Frösunda village. In order to achieve the freedom of the manor (exemption from tax), he formed the estate Nedre Frösunda from them and raised an impressive county manor building in its present location, northwest of the original village site.

During the Reduction in the 1680s (repatriation of noble estate to the crown), the widow Queen, Hedvig Eleonora, incorporated Nedre Frösunda as a leasehold under Ulriksdal Castle. Almost immediately she handed over the farm to her protégé, Hans Goldtberg, who was an inspector at Ulriksdal. The estate then changed owners four times until in 1760 it was purchased by the Audit Secretary at the Bergskollegium, Johan Georg Wallencreutz. In all likelihood, it was he who, just after his purchase, let the current Gustavian manor house be erected - during a rebuild, the bill for the Wallencreutz wife's wedding dress, as well as various papers from Bergskollegium, were found under a layer of wallpaper in the main building.

Lilla Frösunda changed owners several times until in 1834 it was bought by CFO Anders Lundström. He was one of great pioneers of horticulture and participated in the construction of the Bergian garden as well as foundation of the Strömparterren at Norrbro. He was very devoted to the garden at Lilla Frösunda and planted a large variety of shrubs and tree species, and also experimented with fruit trees. The son Fredrik, followed in his father's footsteps and built a commercial garden when he took over. After Fredrik Lundström's time, the farm was sold to the Järvafältskommission in 1905.

The houses at Lilla Frösunda are all timbered and have mansard roofs. They are yellow painted with gray carpentry and shutters. The main building has a facing

plaster and the wings have wooden panels. At the end of the 18th century, the farm had an all-lined driveway and was surrounded by a large "lust garden" and a kitchen garden with conservatory. The barn square with newly built lengths lay a bit to the southeast, while a tobacco land with a barn lay west of the yard. Lilla Frösunda presided over the towns of Annelund and Snåltäppan. The latter was later renamed Frösundavik.

As one of four locations in Sweden, (Kvidinge, Eslöv and Kristianstad are the three others), Solna has a street called "Boulevard" in Frösunda which is a very unusual name suffix for a street. There was even an internal political debate in Solna as well as submissions in the local newspaper against naming a street with a French suffix instead of the usual "street", "road" or the more natural, "allé" in this case. However, the name settled on Gustav III's Boulevard. Source: www.wikipedia.org.

Brf signalen 1

Brf Signalen 1 was registered in June 2005. The association owns four residential properties and a garage building at the following addresses: Anders Lundströms gata 9, 11, 13 and 15. At the address Anders Lundströms gata 17 there is a garage. The association has 90 apartments, all of which are condominiums. The size of the apartments varies from 39 m² for a studio to 134 m² 3 bedroom apartment. The name of the association derives from the activities carried out on the property's land in the early 1830s. At that time there was an army regiment at the site that trained signal troops. The name of our street comes from Anders Lundström who was formerly gardener in Frösunda and built the apple garden, which still remains today. Anders Lundström wanted a garden where the Swedish apple varieties were gathered.

How the association is run

The association has engaged the following companies to assist us with various jobs.

Fastum UBC Förvaltning AB

Fastum handles the administrative administration such as fee administration, payments of bills and assists the association with the management of revenue and expenses.

CEMI Förvaltning AB

Property management is handled by CEMI Förvaltning AB, which takes care of the common areas, among other things.

Error Reports should be done in one of the following ways:

- Weekdays: 07:00 - 16:00, tel. 08 - 627 00 22.
- Web www.cemi.se
- Email info@cemi.se

On-call time (Emergency measures after office hours including weekends): tel. 08 - 18 70 00.

Call the emergency department only if there is an urgent need. The cost of setting up outside regular working hours is high. The Board reserves the right to re-invoice the cost if it turns out that these are errors that have arisen through negligence.

If the property manager is contacted in any matter that will result in an invoice from the manager to the association, the board wants to be informed about this.

ITK

ITK takes care of the service and maintenance of our lifts. The error report can be done around the clock by phone to: 08 - 564 350 10.

Crafttech Sverige AB

Crafttech Sverige AB is hired to manage the association's site and plantings. Web: www.crafttech.se.

About General Care

Remember to take well care of the property owned by the association. Maintenance and repair costs are paid by everyone jointly. Smoking is not allowed in any common premises such as stairwells, laundry rooms or bicycle storage. Keep in mind that many people are bothered by smoke at the respective gate entrance as the air intake is located just above.

About Security

Listed here are six points that are important to consider regarding our common security.

1. The gates are always locked. You open the gate either with your apartment key or with code. The code only works during the day at. 06:00 - 22:00. Therefore, it is not possible to open the gate with code at night.
2. Do not let an unknown person into the property.
3. Do not leave doors for bicycle or cellar storage unlocked.
4. Be careful with fire.
5. Your apartment has a fire alarm. Check function periodically.
6. Notify neighbors or the board if you are away for an extended period of time.

About joint costs

Be economical with hot water consumption and do not leave water running unnecessarily. Also be economical with electricity in the common areas of the property. Replace the tap gasket when water is dripping. The water and heating costs are shared by all tenants. The cost of electricity in the common areas of the property is also shared by all tenants. The elements have an automatic thermostat which makes it important to switch off the element if you ventilate the apartment by opening windows or balcony door. If the element is not switched off, the element becomes very hot and consumes unnecessarily much energy that disappears through the open window.

Entrance gates

To reduce the risk of damage or burglary, it is important to keep the entrance doors locked. If the door does not lock, CEMI should be contacted during the day. Other times, the caller should be contacted by the person who detects the problem. The telephone number for CEMI can be found on page 4. Furthermore, the door should be kept open as short as possible and always under supervision when moving or similar.

Balconies and patios

Balconies and patios may not be used for:

- Permanent storage of objects that do not belong to normal balcony furniture.
- Shaking of carpets and bedding etc.
- Grilling with charcoal or gas grill (due to fire risk)

Place flower boxes inside the balcony railing.

Ensure that the balcony door and/or patio door are properly closed to prevent water from entering during heavy rainfall or snow melting.

Awnings and balcony protections may be installed after approval by the Board. The color for awnings and balcony protection for Anders Lundströms gata 9, 11 and 15 is Sandatex 94/15 (gray). The color for awnings and balcony protection for Anders Lundström's street 13 is Sandatex 73 (burgundy). Awnings should have straight front edges.

Balconies must not be covered with artificial grass, plastic mats or similar materials that are dense and smooth on the underside. There is a risk of moisture creeping into the concrete surface, which can lead to the destruction of the concrete. Permission of the board and building permits are required for glazing of the balcony. At present, the Board does not authorize glazing.

Feeding of birds

Feeding of birds is not allowed within the property, as food residues risk attracting rats or other pests.

Common premises

Laundry rooms

Laundry rooms are located in Anders Lundströms gata 11 and 15.

In Anders Lundströms gata 11 there are two washing machines, one of which is for bulky laundry. In addition, there are tumble dryers, drying cabinets, mangle machine and toilet.

In Anders Lundströms gata 15 there are two normal-sized washing machines, a tumble dryer, a drying cabinet as well as mangle machine and toilet.

Laundry rooms are booked with a cylinder that is locked on the booking board at the respective laundry room. The cylinder can be used to book both washrooms. Some washing times can also be booked through the association's website. More information on laundry rules and more can be found on the door to the respective laundry.

NOTE! Carpet cleaning is permitted only in the bulk laundry washing machine in the laundry room on Anders Lundström's street 11.

Bicycles, strollers and wheelchairs

Each house has a bicycle room. In addition, in Anders Lundströms gata 11 and 15, there are specific rooms to be used for the bicycles that are used less frequently. In order to avoid overcrowding, bicycles should be moved to those rooms or the apartment owner's basement storage. Baby strollers and rollers must not be placed in the stairwell due to current fire regulations. If they are not stored in the apartment, they should be stored in bicycle rooms, the rare-use bicycle rooms or the apartment owner's basement storage room. Mopeds and motorcycles must not be stored in the bicycle or rare bicycle rooms because of the fire hazard.

Our green area

The green area may be used for private events. Don't forget to inform the neighbors in advance. Outdoor torches should be positioned so that they do not cause soot stains or otherwise damage the facade. Remove burnt-out torch jars.

Waste and recycling

In each house there are waste bins for household waste, food waste, cardboard, newspapers, plastics, metals, stained glass, transparent glass, incandescent lamps and batteries.

Do not place sharp objects in the garbage bag so that someone may be injured.

Recycling and bulk waste

Bulk waste must be disposed at a recycling facility. You are responsible for leaving waste to a recycling facility. It is not allowed to place bulk waste in the association's waste room. By law, electrical and electronic waste must be collected separately and must not be disposed of in the waste bins or those for metals. You are responsible for transporting such waste to a recycling facility. Waste from refurbishments (paint and more) must also be left to a recycling facility.

The nearest recycling facility is at Roslagstulls återbruk at Cederdalsgatan 7, Stockholm. More information can be found on Solna Municipality's website: www.solna.se.

Mobile recycling stations

The mobile recycling station enables the Solna residents to recycle hazardous waste and bulk waste near the home. It stops at Gustav III's boulevard 18-20 weekend-free Thursdays even weeks between 19:00 - 19:30. For more information, see the association's website or solna.se.

Other

Basement storage

Personal belongings may be stored in the basement storage rooms. Avoid storing property attractive to thieves in the basement. Please note that most home insurances do not compensate for a property value higher than SEK 5,000 for stolen from the basement storage. The hallways in the basement must be kept free of things and must not be cluttered, which is a fire safety requirement.

Satellite Dish

It is not permitted to install a satellite dish or other outdoor antenna on the facade or balcony railing without the permission of the Board.

Cleaning Days

Cleaning day is arranged at least once a year. The cleaning is done during an afternoon or evening and then ends with joint coffee. In order for the cleaning day to be successful, the board would like to see that every member helps as much as possible.

Car Garage Parking

All parking in the garage and upper deck at unmarked places is prohibited. The parking spaces are not intended as storage places but are intended for cars that are registered and inspected. In cases where there is a queue for the parking spaces, they will be allocated preferentially to the association members. Entrance to the garage is via the entrance from Anders Lundström's street. In the area, many children play, which is why we ask you for extra attention and to keep a low speed. Keep in mind that loud music in the car and high-speed engines can disturb the residents close to the garage as well as the entire area. Show consideration, especially in the evenings, nights and early mornings.

Pets

Pet owners should ensure that they do not litter the property. The pet must not be rested at planted areas or children's playgrounds. Pick up the animal droppings.

Disturbance

All residents are required to show consideration. Anyone who interferes and does not comply with the board's direction may, in more serious cases, be dismissed from the apartment. The obligation also applies in common areas such as stairwells, elevator and laundry room. The rules apply around the clock, but are especially important to be followed weekdays from 10 pm to 7 am. Washing and dishwashing should be avoided during this time. If you have a party, feel free to inform the neighbors well in advance if you think there is a risk that they could be disturbed.

Subletting

Subletting requires the consent of the board. The Board grants leases in the cases of work assignments or studies in another location and in the case of two parties trying out living together at a different address. The request for consent must be in writing and contain the reason for the request, time period and who will rent the apartment. The Board's processing time for such an application usually amounts to four weeks.

Apartment Maintenance

The tenant is responsible for maintaining the apartment. What is included in the apartment and which is to be maintained is stated in the association's statutes. The apartment normally includes the apartment's floors, walls, ceilings, interior in kitchen and bathroom, glass and arches in windows as well as interior and exterior doors. If something breaks, the tenant must ensure that it is repaired.

It is especially important that the tenant has oversight of the apartment's wet areas (bathrooms, kitchen etc.). Leakage damage costs a lot to fix and generally leads to great discomfort for the affected person.

Modifications in the apartment

Minor modifications may be done in the apartment, such as floor replacement, fitting new cabinets or replacing appliances in the kitchen. More extensive changes, however, require the Board's permission, such as interference with a load-bearing wall or piping in the kitchen or bathroom.

Occasionally, a construction permit may be required to carry out certain measures in the apartment. Always contact the Board before starting. The Board may have important information to convey to you. For major renovations of bathrooms and/or kitchens, inspections should be done once during the work and in addition, a final inspection should be done after work has been completed. For minor work, such as changing of fixtures, dressers and the like, a final inspection must be made. Contact the Board well in advance of the start of the work. The Board books an inspector at the expense of a member. Be sure to take into account the surrounding residents when performing noisy work. These should primarily be performed during daytime.

In general, the following times apply to construction works that can be of disturbance to the neighbors:

Monday - Friday 7am - 9pm

Saturday - Sunday 10am - 6pm

If you intend to move

Ask the Board what procedures apply when selling your apartment. Please note that the person who takes over your apartment must first be approved as a member of the association before occupancy can take place. Therefore, find out what it takes to become a member. Along with an application for membership, a copy of the transfer agreement must also be submitted to the Board.

Leave these rules in the "Residence binder" for the person taking over your apartment.

Finally

All views and contributions to the association are important and we are therefore happy to welcome your participation in every way. We are an association and it is based on active participation.

To contact the Board, email any of the board members, use the contact form on the association's website or place a written letter in the association's mailbox on Anders Lundströms gata 9.

In order to inform the residents about what is happening in the association, the Board puts up a leaflet in the entrance gates and sends out newsletters by e-mail with current information of a general nature.

The rules in this Well-being guide have been decided by the Board on January 22, 2018 and replace the well-being guide dated September 2015.

In addition to the rules in this Well-being Guide, the association's statutes apply. This well-being guide is published as a downloadable pdf-file on the association's website, signalen1.se.