

Additional Regulations for Residents of Kfar Mishtalmim

We welcome you on joining the community of Kfar Mishtalmim residents.

Kfar Mishtalmim was established to provide a residential solution within the Technion Campus for couples and families of students studying for higher degrees at the Technion, and for the academic staff.

The village has been designed and equipped to a very high standard, specially for you, and therefore you are asked to look after the apartment and the facilities inside and outside the apartment.

Nothing in these Regulations detracts from or affects the Student Residential Regulations and the provisions of the Residential Agreement.

The following instructions regarding conduct, maintenance and use, are binding on all residents of Kfar Mishtalmim:

In the apartment:

1. On receiving the key, you are asked to check the apartment and make sure it is in good working order. If you have any reservations about the apartment's condition, you must notify the Area Manager. If no such notice is received, you will be assumed to have received the apartment in good condition and from that time onwards it is your responsibility. When leaving the apartment, you must return it in the same condition, apart from reasonable wear and tear. Otherwise you will have to pay for any repairs required.
2. Pictures, shelves etc. may be hung on the internal walls in places intended for this. Walls facing outwards are clad in plaster and nothing may be hung on them.
3. The installation of electrical appliances, various fixtures, and changes to the apartment require the Area Manager's prior written approval.
4. It is forbidden to light a barbecue on the balcony.
5. Lighted candles may only be placed on the kitchen worktop. It is forbidden to leave lighted candles unattended.
6. It is forbidden to drill holes in ceramic surfaces.
7. It is forbidden to fit tension devices over doorways.
8. The color/ shade of the walls must not be changed.
9. It is essential to air the apartment regularly to prevent the formation of damp and mold. If any mold appears, the resident must clean it and have the apartment painted.
10. It is forbidden to draw on the walls and on the "deck" surfaces. No stickers may be placed on the walls and doors.
11. Smoke detectors – do not dismantle, do not spray with water or cover. Ventilation while cooking will prevent false activation of the smoke detector.
12. Please do not put plants on the balcony railings without suitable and secure reinforcement.
13. Do not leave anything under the electric blind that will interfere with its closure. If the blind is damaged, the resident must pay for the repair.

Fixtures

1. The oven, fridge and kitchen and bathroom fixtures must be left in place. They must not be moved to another part of the apartment or removed from the apartment.
2. To clean faucets and other chrome items, do not use chlorine or hydrochloric acid.
3. Only use saucepans and frying pans that are suitable for an electric hob.
4. Look after the kitchen sink. Do not put hot pans in the sink. The repair of any damage must be paid by the resident.
5. Air conditioners – clean the filters regularly.

Outside

1. Children up to the age of 12 must be supervised by an adult when crossing the Hamishtalmim Bridge. They must not be allowed to play or spend time on the bridge without adult supervision.
2. Baby strollers and bicycles must be left in the assigned places (cycle racks, stroller rooms). Children's cycles can also be left in the stroller rooms.
3. It is not possible to have a private garden in the public areas.
4. Washing water must not be poured down the drains of the balconies.
5. Garbage bags must not be left outside apartments, and garbage must not be thrown into the bottle facility. Bottles must be disposed of in the bottle facility without a bag.
6. Items must not be left outside entry doors and/or in the stairwells.
7. **Important:** Do not block access to garbage cans. Anyone who parks outside the marked spaces will be fined.
8. Large items for disposal must be placed next to the bottle facility.

General

1. It is recommended not to lock doors inside the apartment. If they cannot be opened, contact the Area Manager or the Security Officer.
2. As residents, you are responsible for the conduct of your guests. Please make sure they observe the rules of the building.