

## HOUSE RULES EIERSEKSJONSAMEIET SAGA CENTER

### § 1

#### RESIDENTS DUTY

Residents are required to follow the house rules, and are responsible for the observed by the household and those who are given access to the apartment. Loyal adherence to the rules of the individual's hand is an essential contribution to a pleasant living environment.

### § 2

#### COMMON AREAS

All common areas such as elevators, stairwells, common parking basement w / storage rooms and other common areas must not unduly absorbed by objects.

Emergency exits must not be blocked, not even temporarily.

Garbage should be placed in designated trash containers. If the containers are full residents must keep their own garbage on hygienic manner until the container is emptied. Larger items such as cardboard boxes, furniture, waste from renovations or in-/out moves is residents duty to carry away yourself. Garbage must always be sorted according ØRAS regulations. Cleanup of the atmosphere of garbage or improper sorting of garbage acc. ØRAS regulations for waste segregation, whether in public areas or garbage shed, can / if necessary be removed on section owner's risk and expense.

Contamination of public areas is prohibited. It is not allowed to feed the animals and birds in the courtyard or other outdoor areas of the condominium.

It is not allowed to place signs, vending machines, lights, satellite dishes, etc. on the property. The same applies for posters and notices. If the Board gives consent to such installation it shall be performed by qualified personnel.

It is not allowed to hang up or shake rugs / fabric above or outside handrail / railing. It is not permitted to mount objects or installations above or outside the railings / handrails. Flower boxes mounted inside the rails / handrails are permitted provided that the installation is not in breach of any other house rules or guidelines.

It is not allowed to use coal grill or equivalent on the balcony or common area in general.

Gas Grill is allowed.

It is not allowed to wash motor vehicles, motorcycles, bicycles and the like in the car park. Fire hoses should only be used for fire fighting.

Without consent of the board is not allowed to change the look of the exterior building components.

Doors in common areas shall be kept locked all day.

### § 3

#### STOREAGEROOMS IN BASEMENT

Residents and those who has been granted access has duty to keep order in their own stalls. Stalls should be kept locked, even if they are empty. The use of open flames in the stalls is prohibited. It is not permitted to store explosive liquids or substances in the stalls. Likewise, it is prohibited to store odorous substance or anything that may annoy other residents.

### § 4

#### INTERNAL ORDER

Individual residents are obliged to ensure peace and order in his section, and that all that would otherwise be admitted to the section or farm does not cause discomfort or inconvenience to the other residents. The owners are obliged at all times to keep their sections in satisfactory build technical condition.

For longer absences obligations residents to provide necessary supervision with special section with their stalls.

Air and water pipeline shall be sufficiently heated so that the water does not freeze.

### § 5

#### ANIMAL HUSBANDRY

Pets are not allowed. Dogs used due to a handicap may be exempted by a medical certificate,

Application must be submitted to the Board.

If dog-keeping is approved by the Board, Dogs should not be vented on the condominium common areas.

### § 6

Observe silence ect..

Between 23:00 and 07:00 there will be observe silence in buildings / outdoor areas on weekdays. On weekends and public holidays there must be silence between kl.23: 00 and kl.08:00. This means that noisy activities such as running noisy washing, dressing, playing music etc. must not occur in this period. Are there special occasions previous sociability beyond the prescribed time, the neighbors might be disturbed notified well in advance.

Music or singing lessons is prohibited without the board's consent. Music to whatever time of day is not playing so disturbing for other co-owners.

### § 7

#### PARKING ETC

To fulfill the requirements for fire safety, escape routes and general order, it is not permitted to store items in the parking area in the basement.

It is not allowed to rent or sublease of parking to people who not live in residential condominium.

Car and motorcycle riding on the property is not allowed. Parking is allowed only on the registered sites in the basement garage. Improperly parked vehicles may be removed at the owner's risk and expense without notice.



§ 8

**MARKING THE DOORBELL AND POSTBOX**

Postboxes and doorbells should be labeled.

All markings shall be consistent and in accordance with requirements established by the Board. Guidelines for marking doorbell and postbox are given in a separate information sheet. If not match the required conditions will be removed by section owner's expense and risk.

Each co-owner is responsible for maintenance of the common area of owed section.

§ 9

**VOLUNTEER PARTICIPATION IN CONDOMINIUM WORK**

Co-owners are encouraged to participate on a voluntary basis when the board convenes this.

§ 10

**SUPPLEMENTARY HOUSE RULES**

As house rules also apply to the spread and specific instructions given by the Board.

§ 11

**VIOLATION OF HOUSE RULES**

Residents are liable for any damage arising out of that house rules violated. Co-owners are responsible for ensuring that the rules are complied with by the household, tenants or others who are granted access or have any other connection to the apartment. Even If section owner does not live in the section, its his/her duty adequate supervision is given to the resident.

Violation of rules are reported to the Board. The Board may prosecute relationship in writing to the co-owners, as well as take the matter up with any tenants. The board can then correct any missing co-owner's expense.

When defects or other offense prosecuted, the notice shall contain information that repeated or continued violation will be considered a material breach of the owner's condominium duties.

Regards

Board of Sagasenter