

## **HOUSE RULES For Lørenhagen Owner Section Sameie**

(This document is translated with Microsoft Translate, the original Norwegian document is legally applicable)

### **1 INTRODUCTION**

In accordance with the articles of association for Lørenhagen Eierseksjonssameie, the Board of Directors has drawn up the following rules of order for the plant.

- 1.1 The Code of Conduct applies to all co-owners, including household members or others who use the co-owner's apartment, including any tenants.
- 1.2 Residents are obliged to follow the house order rules and are responsible for ensuring that they are complied with by the household and those who are given access to the apartment. Remember that a loyal follow-up of the rules on the part of the individual is an absolutely essential contribution to a good living environment.
- 1.3 Notices from the board of directors to the residents are to be regarded as house order rules.
- 1.4 The Board of Directors has the authority to ensure compliance with the House Order Rules and may, on the co-op's behalf, intervene in the event of a violation.

### **2 COMMON AREAS**

- 2.1 All entrance doors must be locked at all times, including exit doors to terrain towards the courtyard. In addition, residents are obliged to ensure that doors in and out of the storage area are locked at all times.
- 2.2 It is forbidden to smoke in the farm's indoor common areas, garages and outside main entrances. It is not permitted to stump cigarettes in the courtyard.
- 2.3 Both outdoor and indoor common areas should be treated with due care.2.4 Advertising/unwanted mail should not be thrown on the floor, but in the paper containers on the outside of the building.
- 2.5 Aeration of dogs in the backyard is not allowed, as urine and feces lead to damage to the greenery.
- 2.6 In hallways, stairs and the like, furniture or any objects should not be disposed of. It is also not allowed to put away bags of garbage or other waste. The common aisle must also not be used as a "wardrobe" for clothing, footwear, strollers or toys. Doormats are permitted.
- 2.7 Washing and repairs of bicycles or equivalents that cause oil spills and other soiling are not permitted in the common areas of the condominium.
- 2.8 Common rooms cannot be structurally changed without special board treatment. Major changes must be presented at a co-op meeting, where a simple majority is decisive.
- 2.9 The Board may decide on minor additional work for the common benefit and pleasure. It goes without saying that the residents do not throw waste or anything else in the property's common area, but rather pick up such things that are long-held, and otherwise contribute to keeping the property well-groomed and tidy.

### **3 BALCONIES**

- 3.1 Do not place or hang objects on balconies that may be of nuisance or that may fall down. Flower boxes and the like must for this reason, and to prevent water from flowing down, hang on the inside of the railing.
- 3.2 Care should be given to neighbours when cleaning balconies. Carpets must not be shaken or dried on the balconies, swallowing rods or from windows.
- 3.3 Aeration of clothes and the like is only permitted when this is not visible from the façade.

3.4 It is permissible to grill on the balconies and field terraces with a gas grill and electric grill, provided this is in accordance with the fire regulations.

3.5 It is not permitted to change the appearance of the balconies, including railings. Shielding from wind and solar can only take place at the board's consent.

3.6 Painting of walls and ceiling balconies is not permitted.

#### **4 APARTMENTS**

4.1 All rooms must be kept heated in such a way that water and drainage do not freeze.

4.2 Other than toilet paper must not be disposed of in the toilet.

4.3 Drains including drains must be cleaned at least 2 times per year.

#### **5 PEACE AND ORDER**

5.1 From 23:00 to 07:00, residents must show special consideration so that other residents' night's sleep is not disturbed. Please note that stereos in the apartments, loud speech and music on swallow songs and balconies will disturb residents on a large scale. This also applies to all outdoor activity in the area of the condominium, including a common outdoor living area.

5.2 Running, cycling, playing with skateboards, etc. in ladders should not occur. Stairwells with lifts, storage area, and the garage belonging to the individual block and condominium should not be used as a playground.

5.3 During the period from 23:00 to 07:00, music must not be played with doors or windows open.

5.4 If you are going to have company, it is good practice to notify your neighbours via the bulletin board well in advance.

5.5 For the sake of stair washing and general access to the upturn, it is not possible to have objects standing in the hallways. The staircases are escape routes and should be kept free of furniture, plants, toys, etc.

5.6 Residents are obliged to protect trees, lawns and other external facilities.

5.7 Craft works within own apartment shall preferably take place in the time 08:00 and 21:00 on weekdays, Saturdays from 09:00 to 16:00. On Sundays, public holidays and public holidays, special considerations must be exercised, and the mentioned activities must never take place over long periods of time.

5.8 Residents are not allowed to climb onto the roof. Only persons carrying out operation and maintenance can stay on the roof.

#### **6 SIGNS AND SPREADS**

6.1 Nameplates on ring books and mailboxes must be uniform of that type. In case of rental or sale, this must be arranged within 14 days. After that, the board will order and assemble it at the section owner's expense. Reference is made to the FDV supplied on a USB flash drive that informs the supplier.

6.2 Private postings outside or inside are not allowed outside the set up bulletin board at the mailboxes. Private notices can be sent to the board, and these will be posted on the portal.

#### **7 ANTENNAS**

7.1 All apartments are connected to the farm's common aerial system. It is not permitted to connect to the facility other than with approved equipment.

7.2 It is not allowed to set up private antennas outside the apartments.

## **8 RUBBISH**

The condominium is required by the City of Oslo to conduct source sorting, if this is not complied with, the condominium may be fined, we therefore ask all residents to follow these requests:

8.1 Household waste/Plastic/Food waste - All rubbish must be packed well and disposed of in the containers. Be careful to tie back garbage bags so that we do not get unnecessary litter and odors from the containers. For plastic waste, the blue garbage bags from oslo municipality are used and for food waste the green ones are used. Remember the double knot on these as indicated by the municipality.

8.2 Paper waste - Cardboard/paper waste must be disposed of in a container for paper waste.

8.3 Other waste - All other waste, including glass, furniture, appliances, must be brought by the individual resident either to the nearest return point or to the municipality's recycling centre.

8.4 Costs resulting from violations of the above-mentioned section, which may be referred to individual sections, will be invoiced to the section owner.

## **9 STORAGE ROOM**

9.1 Each section has been assigned a storage room. The tenants themselves must take cleaning and keep the storage room locked. Lock should be used regardless of whether the storage room is in use or not.

9.2 It is not permitted to place objects outside the stalls or elsewhere in the property's garage.

9.3 It is not allowed to connect to the electrical system in the stalls.

## **10 ANIMAL HUSBANDRY**

10.1 It is permissible to keep animals in the condominium. The animal may be demanded removed if there is considerable shyness for the residents. Dogs should be kept on a leash within the property.

## **11 GARAGE**

11.1 It is only permitted to park in the garage for those with the designated space and within the marked area.

11.2 The garage must only be used for parking. It is not allowed for other activity (play, washing of cars and the like).

11.3 Improperly parked cars will be towed away at the owner's expense and risk.

## **12 PARKING AND DRIVING**

12.1 It is only allowed to park in designated spaces.

12.2 It is referred to everyone who drives on the condominium's property to exercise as much consideration as possible. Engine and idle driving should be avoided, especially in the early morning and late evening.

## **13 SAFETY**

13.1 For the residents' own safety, the main entrance doors should never be blocked in the open position.

13.2 Never let in people you do not know via the calling facility or via main entrance doors.

## **14 DUTY TO REPORT**

14.1 The residents are obliged to notify the board of leaks, damages, defects and the like so that the extent of the damage can be limited and improvements made as quickly as possible.

## **15 CHANGES**

15.1 Co-owners' meeting may change the house order rules if this is necessary for the property's care and the well-being of the residents.

## **16 SANCTIONS**

16.1 Any co-owner is liable for damages incurred by the housing association or the co-owners' belongings of the occupants or visitors of their apartment.