

ARTICLES OF ASSOCIATION FOR LØRENHAGEN EIERSEKSJONSSAMEIE.

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

Adopted at foundation meeting 21.8.2012. Amended co-op meeting 06.06.13, 29.04.14, 27.04.15, 27.04.16, extraordinary meeting 22.1.20 and annual meeting 05.05.21.

§ 1 - Name, office and purpose

The name of the ownership section association is LØRENHAGEN EIERSEKSJONSSAMEIE, hereinafter referred to as Sameiet. Sameiet has a registered office in Oslo. The Sameiet consists of a total of 106 sections, of which 6 business sections and 100 housing sections, according to the sectioning petition registered on 7/9-2012.

The address of Sameiet is Lørenveien 41 A-G and Lørenveien 43 A-C. The purpose of the Sameiet is to safeguard the joint interests of the section owners and the administration of the property, gnr. 124 bnr. 27 in Oslo Municipality with joint facilities of any kind.

§ 2 - Organization of Sameiet and the right to control

All section owners are participants in Sameiet. The section cannot be separated from the participant interest in Sameiet. Each section owner is the owner of his/her section, and has the exclusive right to use the apartments/premises associated with the utility unit as well as possible additional area in accordance with the division request. Each section owner is obliged to comply with the provisions a resulting from the division request, the Act relating to ownership sections, these articles of association as well as general rules of order laid down by the annual meeting or board of directors.

The utility unit and common areas can only be used in accordance with the purpose, and must not be used in such a way that it is of unnecessary or unreasonable inconvenience to the users of the other sections. Within the limits set out in this section, the annual meeting may establish rules of order for the section owners' use of their sections and the property in general. Ref. § 20.

The common facilities must not be used in such a way that other users are unnecessarily or unreasonably prevented from using the facilities agreed or provided. Both exterior and interior building changes or installations must be reported to the board. New wiring, pipes and similar necessary installations can be routed through the utility unit if there is no significant inconvenience to the section owner. The section owner shall provide access to the utility unit for necessary inspection and maintenance of existing and new installations.

The condominium's board manages joint broadband networks for all housing section owners.

It is not permitted to assemble/use your own electronic transmitting equipment that may interfere with the joint communication platform.

Section 3 - Joint costs

Joint costs are all costs of the property's operation and maintenance that do not apply to the individual unit of use or other areas the co-owner has the exclusive right to use. As joint costs for the Condominium, costs for the operation and maintenance of joint infrastructure at Løren are also considered via Løren Velforening.

The Board of Directors shall ensure that all joint costs are covered by Sameiet as they are due, so as creditors avoid making claims against the individual section owners for their share of the section owners' joint obligations. The Board of Directors determines the size of the on-account amounts that the individual section owner shall pay in advance per month. The joint costs shall be allocated to the sections according to the system specified in section 3.1. to.m. 3.5. below. The distribution is partly based on the individual sections' benefit from the measures partly on the equal sharing principle, partly on actual consumption, and partly by owner fraction.

Sameiet's accounts shall be presented with a distribution of costs on the residential part, garage part and business part.

The "nutrient part" is defined as follows: Business sections and common areas that naturally parish to these. The definition does not apply to the "Garage Part",

The "housing part" is defined as follows: Housing sections and common areas that naturally parish to these.

The "garage part" is defined as follows: The garage section and common area that naturally squanders this.

3.1. The owners of business sections shall cover the following costs:

(Does not apply to business section parking processed under section 3.3)

- Maintenance and operation of technical facilities that only serve the industrial part.
- Maintenance, cleaning and operation of common access areas belonging to the commercial part.
- Janitorial services in the common areas belonging to the business section.
- Security and alarm services belonging to the business section.
- Handling of all waste belonging to the nutrient part.
- Costs for heating and lighting in the industrial part, and common areas in connection with this.
- Other maintenance and operating costs related to common areas and facilities in the industrial sector.
- The industry section has its own water meters and covers water and wastewater fees after actual consumption.
- Maintenance and operation of outbuilding areas belonging to the industrial sections. External maintenance of facades, including non-public-oriented facades, including entrance doors belonging to the business section as well as the share of roofs.
- The business sections have a right to have specified accounts that correspond to the requirements for obtaining VAT deduction on joint costs paid. Any additional cost to the service accrues to industry. As far as possible, the business sections will seek to channel their costs directly, outside the condominium, also the type of costs described above. Between the business sections, these costs are distributed in the same proportion as the co-op fractions.

3.2. The owners of the housing sections shall cover the following cost elements:

- Maintenance and operation of technical facilities that only serve the housing sections.
- Maintenance, cleaning and operation of common access areas belonging to the residential part.
- Entrance halls with entrance doors and entrances in the residential section.
- Handling of waste belonging to the housing part
- Other maintenance and operating costs related to common areas and facilities in the residential part.
- Costs for heating and lighting in the common areas of the residential part.

- Caretaker services in the common areas connected to the housing section.
 - Maintenance and operation of outbuilding areas belonging to the housing sections including the atrium.
 - Common TV and broadband solution.
 - Maintenance and operation of elevators and stairwells.
 - Costs associated with external maintenance of the property with buildings, common part of the atrium, common rooms, common areas, common doors, facilities and equipment.
 - Costs and membership related to Løren Velforening.
- Between the housing sections, the costs are distributed in the same proportion as the condominium fractions, with the exception of a common TV and broadband solution that is divided by the number of housing sections (equal).

3.3 The following cost elements shall be covered by the garage section:

- Maintenance and operation of technical facilities that only operate the parking section.
- Maintenance, cleaning and operation of common access areas belonging to the parking section.
- Janitorial services in the common areas belonging to the parking section.
- Costs of heating and lighting in the parking section, and common areas in connection with this.
- Other maintenance and operating costs related to common areas and facilities in the parking section.

3.4 The following cost elements are distributed according to the co-ownership fraction between all section owners:

- Business conduct, auditing and other administrative costs
- Build insurance
- Remuneration to elected representatives

3.5 The following cost elements are allocated according to the co-ownership fraction for housing and industry excluding garage section:

- Costs associated with daily operation of common outbuilding areas at street level.

The Sameiet has a mortgage right in each section for claims against the section owner a resulting from the co-ownership relationship. The size of the mortgage claim constitutes the amount for each unit of use that – unless the legislation directs a higher amount – corresponds to twice the basic amount of the National Insurance Scheme at the time when compulsory coverage is decided. The other section owners have statutory mortgage rights in the section for claims against the section owner a resulting from the co-ownership relationship. The mortgage requirement cannot exceed an amount that for each unit of use corresponds to twice the basic amount of the National Insurance Scheme at the time when compulsory coverage is decided.

Section 4 - Maintenance

Internal maintenance of the own section as well as other rooms belonging to the section, including the designated storage room, rest fully and at your own expense the individual section owner. For water and sewer lines, internal maintenance is counted from the branch point into the section, and for electrical wiring is calculated from the section fuse box for the dwellings but the main board for the business sections.

The section owner is also responsible for the maintenance of water and sewer lines within the

boundaries, with the exception of those parts of the wires built into floor dividers or other bearing structures, or parts of the wires that also operate other utility units. Furthermore, the section owner is responsible for the maintenance of the fuse box and electrical wiring and arrangements in the utility unit. The maintenance obligation also includes drains, floor coverings, windows, exit doors to and inside balconies and other areas that the section owner has the exclusive right to use. Ref. § 19, as well as all private installations in their own outdoor area.

The section owner is responsible for ensuring that the user has a fire extinguisher/fire hose and smoke detectors and that these are in proper condition. External maintenance also includes playgrounds and outbuilding areas between the buildings. External maintenance of the property with buildings, common rooms, common areas, common facilities and equipment, including stairwells and entrance doors to the buildings, is the responsibility of the condominium. As joint exterior maintenance, the drains on the terraces are also considered, regardless of whether the terraces are additional parts or communal terraces. However, the individual section owners are obliged, as part of its maintenance responsibility pursuant to section 4, to keep its terraces, including the drains, free of ice, snow, leaves, etc. The external joint maintenance shall in particular prevent external visual littering during tagging, illegal poster hanging, etc. In the event of vandalism and tagging, the Board shall ensure rapid remediation of the damage.

Section 5 - Registration of section owners

The acquirer of the section and the tenant of the utility unit must be notified to the co-op's board and registration. This applies to all business sections (including garage spaces) and residential sections. When renting, the section owners are obliged to order the tenant to follow the rules of the order laid down in accordance with Section 2. Furthermore, the lessor shall ensure that sections 14 and 15 are made applicable to the tenant.

§ 6 - The Board of Directors

The Sameiet shall have a board consisting of one chairman, three board members and two deputies. One board member should preferably represent the business sections. Only natural persons can be Directors. There should be an aspiration of board representatives from each of the building bodies. The board is elected by the annual meeting for two years, but elections are held so that half are in elections every year. The Chairman of the Board is elected separately.

The annual meeting will chair an election committee. The nomination committee shall consist of three persons. The nomination committee sits for two years where members are elected alternately every two years. Section owners who have proposals for new persons on the board put forward such proposals well in advance of the annual meeting.

§ 7 - Competence of the Board of Directors

The Board shall ensure the maintenance and operation of the property and otherwise ensure the management of the matters in accordance with the law, articles of association and resolutions at the annual meeting. In accordance with the Act relating to ownership sections, the Board of Directors has the competence to make all provisions that are not laid down in the Act or the Articles of Association to other bodies. It belongs under the board to hire, terminate and dismiss the business manager and other officials, give instructions for them, set their salary and supervise that they fulfill their duties. Decisions that can be made by an ordinary majority at the annual meeting may also be made by the board unless otherwise provided by law or articles of association or the annual

meeting's decision in each individual case. The Board of Directors is obliged to keep records from its board meetings.

The Board of Directors may make decisions when at least three members are present. Decisions are made with an ordinary majority. In the case of vote equality, the leader's voice makes the difference. In common matters and in the event of sale, pledge or dismissal, the Board represents the Sameiet and obligates it by its signature. The chairman and one board member jointly oblige the Sameiet and draw the name of the Sameiet. The board can give Procura.

Section 8 - Annual meeting

The supreme authority in the Sameiet is exercised by the annual meeting. The Board of Directors must ensure that the annual meeting is held every year by 30 June. An extraordinary annual meeting shall be held when the board de finds it necessary or when two section owners(s) who together have at least one tenth of the votes require it, and at the same time state which matters they wish to be dealt with. If a proposal, which pursuant to the Act relating to ownership sections or the articles of association must be adopted with at least a two-thirds majority, be able to be considered, the main content must be specified in the notice. Notice of the annual meeting shall be made in writing to the section owners, or electronically to the given e-mail address/other electronic communication, with notice of at least eight and twenty days. In the notice, the cases to be dealt with decisively shall be specified. If a proposal, which pursuant to the Act relating to ownership sections or the articles of association must be adopted with a majority of at least 2/3, be processed, the main content must be specified in the notice. The Board of Directors shall notify the section owners in advance of the date of the meeting, and of the last deadline for filing matters that are requested to be dealt with. Incoming cases must include proposals for resolutions that can be voted on at the meeting.

§ 9 - Matters to be considered at the ordinary annual meeting

At the ordinary annual meeting, these matters shall be dealt with:

1. Constituency.
2. The Board's annual report.
3. The Board's financial overview / proposal for annual statements
4. Election of board members.
5. Other matters mentioned in the notice.

Section 10 - Meeting management and voting

The annual meeting shall be chaired by the Chairman of the Board unless the annual meeting elects another chairman of the meeting who does not need to be a section owner. With the exceptions that follow from law or these articles of association, all matters with a general (simple) majority of the votes cast are decided. When counting votes, blank votes are considered not cast. In the event of a vote equality, a raffle is made. At the annual meeting, the votes are counted with one vote per section. Garage sections can vote at the annual meeting on matters concerning the garage sections or the entire Sameiet. The Court of Justice of the District is represented by the Chairman of the Board of the Court of Justice, or other representative by proxy. For determination and amendments to articles of association, at least two-thirds of the votes cast are required.

Likewise, at least a two-thirds majority of votes cast are required for a decision to:

- a) redevelopment, construction or other changes to the building or plot as in the the condominium goes beyond normal management and maintenance
- b) conversion of common areas into new utility units or expansion of existing utility units

- c) sale, purchase, disposal or rental of real property, including section of the condominium belonging to or belong to the section owners jointly
- d) other legal dispositions over real estate that go beyond normal management
- e) consent to change of purpose for one or more units of use from residential purposes for other purposes or inverted
- f) measures that are related to the section owners' interests in residence or use and which go beyond normal management and maintenance, when the measure brings with it financial responsibility or expenses for section owners of more than 5 per cent of the annual joint costs.

§ 11 - About the annual meeting

A section owner has the right to appear by proxy. The proxy must submit in writing and dated proxy. The authority is deemed to apply at the first annual meeting, unless expressly stated otherwise. The power of attorney can be revoked at any time. The section owner has the right to bring an advisor. The advisor only has the right to comment if the annual meeting gives permission. The chairman and business manager are obliged to be present at the annual meeting, unless it is obviously unnecessary or there is a valid maturity. The auditor has the right to be present at the annual meeting and the right to comment. Under the chairman's responsibility, a record of the matters being dealt with shall be kept, and all decisions made annual meeting. The minutes are signed by the chairman of the meeting and at least one of the present section owners elected by the annual meeting. The protocol shall be kept available to the section owners. The minutes shall be kept by the Board of Directors/Business Manager.

Section 12 - Auditing and accounting

The Sameiet shall have a state-authorized or registered auditor, who is elected by the annual meeting and serves until a new auditor is elected. The Board of Directors shall ensure proper and adequate accounting.

§13 - Business Manager

The Sameiet at the board of directors shall assess the need to have a business manager. The Board of Directors may enter into and terminate agreements with the business manager.

§ 14 - Default

If, despite warning, a section owner materially breaches its obligations, the Board may impose sell the section, cf. Section 11 of the Regulations. Section 38 of the Ownership Section 38 of the Ownership Section Act. Warning shall be given in writing and state that a material breach gives the board the right to demand the section sold. The order for sale shall be given in writing and state that the section may be required to be sold in case of forced sale if the order has not been complied with within a deadline that should not be set shorter than six months from the time the order is received.

Section 15 - Waiver

Causes the section owner's behaviour to be at risk of destruction or significant deterioration of the property or is the section owner's conduct a serious nuisance or nuisance to the other users of the property, the co-ownership's board may demand the waiver of the section pursuant to Chapter 13 of the Enforcement Act, cf. Section 13 of the Act. Section 39 of the Ownership Sections Act.

Section 16 - Building works

Replacement of windows and doors, layout of awnings, change of façade cladding, change of exterior colors etc. can only take place according to an overall plan of the buildings and after prior written

approval of the board. This does not address the industry sections' need for adaptation to different enterprises and profiling of these premises, unless it can be assumed to be a nuisance to the other section owners.

The business section(s) have the right to use common roofs for technical equipment. (Ventilation, cooling, etc.) Industry cannot take action until necessary permits from public authorities have been obtained. Additions/superstructures and other works to be reported to the building authorities must be approved by the board before a building notification can be sent. If changes that must be assumed to be a nuisance to the other section owners are sought, the Board shall present the question for the annual meeting to a decision.

At their own expense, the section owners have the right to glaze their balconies in accordance with the Permission for measures given in the construction case 201912487 in the Oslo Municipality Planning and Building Authority on the terms and conditions set out in this statute. The glazing is maintained and replaced by the person who is the owner of section with glazed balcony. The Board of Directors has the right to impose an order for maintenance and any replacement. To the extent that the condominium orders maintenance on all glazed balconies, the expenses are distributed according to the actual costs of the individual section. Section owner who has glazed balcony is liable for damage caused if the balcony glass falls down or similar, and the damage is not covered by the Sameiet's insurance.

Installation of screens, foil or other sunshades shall only take place in accordance with the board's agreement with the supplier. The objective is for the façade to have a uniform feel.

Section 17 - Amendments to the Articles of Association

Amendments to the articles of association may be decided by the annual meeting with at least two-thirds of the votes cast, unless it follows from the Ownership Sections Act that full unanimity is required.

Section 18 - Impartiality rules for the annual meeting and the Board of Directors

No one, as a section owner or representative or by proxy, can participate in any vote at the annual meeting on legal dealings with themselves or about their own liability. Nor can anyone participate in a vote on legal action against a third party or the third party's liability, if the person in question has a prominent personal or financial special interest in the case. The board member or business manager must not participate in the processing or decision of any question in which the person concerned has a prominent personal or financial special interest.

Section 19 - Housing sections maintenance fund

The housing sections may at the annual meeting adopt allocations to funds to cover future maintenance expenses, costs or other joint measures at the property. The amount that homeowners must pay to the fund is collected in the monthly payment to cover the joint costs. Maintenance funds shall not be established for the future maintenance costs for which the business sections may be liable beyond what is covered by ordinary on-account payments and annual clearings. Such costs shall be covered by the business sections directly as they are incurred and collected notice from the Board of Directors. However, it may be decided that one-time payments shall be made, and it can be decided that profits from the housing part will be transferred to maintenance funds. Furthermore, the annual meeting may decide that joint replacement of windows, doors, etc. for the housing

sections, cf. Section 12 of the Housing Regulations. Section 4 can be financed through the housing sections' maintenance fund.

Section 20 - Special provisions on disposal of common areas and the garage part

The Board of Directors may lay down further guidelines for the use, maintenance and delimitation of common rooms and common outdoor areas, including the common outdoor area, and the parts of the outdoor area to which some housing section owners have exclusive rights. For the sake of uniform façade, the board may also make provisions on matters that affect the appearance of the façade. External changes to the façade, including painting/sedating in other colours, installation of awnings, exterior blinds, windows, balcony shielding, etc. are not permitted without the board's consent.

Setting up satellite dish or other antenna on façade, roof or balcony is not allowed.
The Sameiet has approved CCTV in the "interior" common area of the condominium.

The internal common area also includes the garage system with associated entrances and exits and the garbage room. The Board is responsible for ensuring that cctv takes place in accordance with the Norwegian Data Protection Authority's regulations.

The garage part is organized in the legal co-ownership of one thing. The internal operation of the court-law condominium is organised and operated by the participants in the garage via separate agreements. The provisions of sections 25 and 26 of the ESL on charging points for electric/hybrid vehicles and the change of parking spaces for persons with disabilities are safeguarded by the legal co-operation of the court. The garage section nevertheless constitutes a section in Lørenhagen Eierseksjonssameie.

Pursuant to section 25 sixth paragraph of the ESL, it is stipulated that the owners of the business sections shall have exclusive rights for up to thirty years to use the parts of the common areas that naturally parish to these sections, including the right to use pavements and to set up signs in connection with commercial operation in the commercial premises. Similarly, homeowners shall have exclusive rights to use the parts of the common areas that naturally parish to these sections. The exclusive right ceases when this is adopted as a unanimous amendment to the Articles of Association with the support of the sections affected.

§ 21 - Relation to the Act relating to ownership sections

Unless otherwise provided by these articles of association, or when the articles of association contradict the Ownership Section Act, the provisions of the Act relating to Ownership Sections of 16 June 2017 no. 65 apply.