

HOUSE RULES FOR HERREGÅRDSVEIEN 8 A & B

Last revised in the annual general meeting, March 20. 2013

The Norwegian version of these house rules is the only official version. This English version is provided as a service to our non-Norwegian residents. When reference is made to a floor in the building, the numbering used is the same as that in the elevators.

I

These rules concern the use of individual apartments as well as the common areas, and have been created to keep the property a good and safe place to live for everyone. We therefore ask from all our residents that they stay loyal to these rules.

II

Clothes must not be hanged out on the terraces in such a way that they are visible from the outside. It is forbidden to hang clothes out to dry/air on holidays and after 6 pm. on Saturdays. Beating, shaking and brushing of clothes, bedclothes, rugs, furniture etc. on the terraces is forbidden, as it disturbs neighbors. Everyone must make sure that they use their apartment in a way that does not disturb or cause inconvenience to other residents.

III

There are two garbage rooms in the garage, one on the 3rd floor in the A-building and one on the 2nd floor in the B-building. All garbage must be properly sealed in accordance with the rules set by the municipality of Oslo, and put in the containers in one of the garbage rooms. This requirement is important for health reasons, and failure to comply could lead to closing of the garbage rooms. Paper and cardboard/paperboard must be compressed and put in the designated paper containers. These can be found next to the guest parking outside the A-building and next to the guest parking outside the main entrance on the 11th floor. Glass bottles, glass and metal must be disposed of in the container outside the grocery store Joker. Electrical waste items and light bulbs/batteries must be placed in designated containers in the garbage room in the A-building. Larger items, cupboards, furniture, paint and hazardous waste must be brought to the recycling facility at Grønmo or another waste handling facility.

IV

The stairways, cellar entrances, corridors and the garage shall not be used for storing objects of any kind. Strollers, bikes, sledges, skis and car wheels must be put in the storage room that comes with each apartment or another suitable place.

According to official regulations (Forskrift om brannforebygging §3-2), it is forbidden to leave and/or store building materials or any other kind of property in the common areas inside the buildings, as these areas are used as emergency escape routes in case of fire.

V

Outside installations such as signs, awnings, satellite dishes, antennas, flagpoles, terrace glass walls etc. must not be performed without obtaining explicit permission from the board and then only on directions from the janitor. This also applies to the painting of such installations.

VI

The owner of an apartment shall be responsible for any damage to the property caused by the owner himself or persons that reside in his apartment. The owner is responsible for submitting the annual maintenance documentation form within the deadline set by the board.

VII

The owner of an apartment must ensure that drain pipes from sinks and toilets do not become clogged. Faucets that are leaking or noisy must be repaired at the soonest possible. If a pipe leakage occurs, or any other damage that requires instant repair, the janitor must be notified immediately. The owner shall be responsible for the entire cost of repairing damages that are caused by negligently allowing water to soak through floors.

VIII

If an owner becomes aware of a damage, fault or defect that he considers to be outside his responsibility to repair, he must notify the board in writing immediately. If damage occurs to the property of an owner, for which the owners' corporation is financially liable, the board will hire a publicly registered worker to perform the repair instead of giving out compensation to the owner. This is to ensure that damages are repaired according to public regulations.

IX

The following rules apply with respect to holding animals:

The animal must be kept inside the apartment. All animals (CATS inclusive) must be held in a leash when moving in the common areas, both inside and outside, and they shall not be taken to the kids' playing ground. The animal owner must immediately remove excrements left on the property by the animal. The animal owner is responsible and financially liable for any damage that the animal causes to people or property. If the board receives a written complaint that an animal is moving on the property on other owners, or is causing disturbance due to smell, noise etc., the board may decide that the animal is to be removed if a settlement with the complainant cannot be reached.

X

Matches or candle lights shall not under any circumstance be used in the cellars or storage rooms, as it is a criminal offense under fire protection laws. Smoking is also forbidden in the aforementioned areas. Make sure that electrical lights are switched off and doors are locked when leaving rooms in the common areas.

XI

Parents are responsible that their kids don't stay in the entrance halls, corridors, stairways or basements. If damage to the property arises, parents are to be held responsible. Playing football is not allowed close to the buildings. Everyone is requested to be careful when using the lawns during spring and autumn.

XII

All exterior doors are to be kept locked. In their own interest, owners should contribute to keeping the costs of the owners' corporation down by not wasting electricity or any other common goods in the common areas.

XIII

These house rules are to be respected. All residents are entitled to quiet during night from 11 pm. to 7 am. Construction or redecorating work, as well as musical rehearsals, must not be performed after 8 pm. Construction and redecorating work is not allowed on Sundays and holidays. It is not allowed to offer music- or singing classes. When hosting parties or social events after 11 pm., residents must show consideration of their neighbors. Complaints on noise are to be directed to the resident it concerns. If this is not possible or beneficial, the complaint should be directed to the Police or in writing to the board. If immediate intervention is required, the Police and the board must be notified.