

HOUSE RULES – DRONNINGLUNDEN COMMONHOLD

§1 INTRODUCTION

In Dronninglunden we should aim to create an environment that everyone can enjoy. Each of the residents and everyone together are responsible for maintaining our community in the best possible way. A good neighbourhood is characterised by showing consideration and contributing to a good living environment.

The House Rules are formed with the intention both to preserve each resident's right to enjoy their space, and the well-being of the community as a whole. The purpose of the House Rules is to create a good living environment, not to impose unnecessary commitment on the residents. By these rules, we aim to ensure everyone's well-being, safety, peace, and a good neighbourhood. The owner of each section is responsible to oversee that they, or the resident(s) of their flat, do not contribute to any disadvantage, nuisance or discomfort to other residents.

§2 USE OF YOUR FLAT

The flat should not be used in a way that may create disturbing noise or other disadvantage to other residents. The building should be quiet between the hours of 11:00 PM and 07:00 AM on weekdays, and in the weekends and public holidays between 11:00 PM and 09:00 AM. Hammering, drilling and similar activities, loud music or playing instruments are not allowed before 07:00 AM or after 11:00 PM. On Sundays and public holidays, activities that may create disturbing noise or other disadvantage are not allowed at all (i.e. cleaning the balcony).

Large gatherings or parties should be announced several days ahead by posters in the entrance area of the building and by email to the Board of the Commonhold.

Refurbishments that may create extra noise (i.e. drilling in concrete) and similar should also be announced by posters in the entrance area and by email to the Board, with information about which section is being refurbished and the time frame of the work. In all events of loud noise, windows and balcony doors should be kept closed.

The Commonhold has an arrangement with NOKAS Security. In the event of NOKAS going to Dronninglunden in response to a call regarding someone breaking the house rules, the owner of the section that is the subject of complaint, may be charged with the costs from NOKAS. The Board is responsible for enforcing the House Rules, and would like to point out that not complying with the quiet hours may, as a last consequence, affect the ownership of the section, ref. the Statute.

It is forbidden to throw **cigarettes or any other object** from the flat, the balcony or any other part of the building. Please show consideration, as someone lives on the floor below you. Noise and loud music may be damaging to the environment in a commonhold.

The flat may be rented out, and the Board may not prevent it without factual reason. However, it is not allowed to rent out the flat to an organisation or a company that operates with short-term rentals to third parties. Renting out the flat through Airbnb, or to any equivalent service, is allowed only for a total of 3 months per year, as decided by the public authorities.

§3 USE OF BALCONIES AND TERRACES

Residents should keep their balconies and terraces tidy. Balconies and terraces should not be used for permanent storage of waste or other mess that may be disadvantageous to the building's facade. Hanging clothes for drying on the balcony is allowed, but the clothes should not be hanged higher up than the balcony railing. It is not allowed to shake carpets over the balcony railing. Clothes and other may not be hanged on the balcony railing nor from the windows. It is allowed to use gas grills or electric grills on the balcony or the terrace, charcoal grills are however not allowed. It is not allowed to decorate the balcony or terrace with lightning that may cause considerable nuisance to other residents, this includes seasonal decoration.

Smoking or grilling shall not find place near the neighbouring apartments' ventilation intakes.

§4 COMMON AREAS AND ENTRANCES

Stairways are fire escapes. No one must therefore leave strollers, sports equipment, bicycles or any other object in the stairways. It is not allowed for children to be playing in the stairways, parking room or in the storage room area, and they should not be given access to the parking room or to the storage room area without being accompanied by an adult.

The entrance to the storage room, the bicycle parking room and the parking room should always be kept locked. Storage of flammable liquids or gas is strictly forbidden in either of the basement floors, i.e. K1, K2 and K3. Smoking or any use of open fire is forbidden in the common areas of the building, including on the common roof terrace.

Damage or errors that are found in the common areas must immediately be reported to the custodian of the building or to one of the board members. The common areas should not be used for advertisement or other types of posters, except from on the poster walls dedicated to the purpose.

§5 COMMON OUTDOOR AREAS

The Commonhold's common outdoor areas should be for everyone's joy. They should therefore be kept tidy and free of waste. The common areas should not be used in a

way that may cause considerable nuisance to other residents or physical damage to the common area.

Smoking is not allowed in the outdoor common areas. Neither is tossing waste, cigarettes, snus, chewing gum or similar on the ground in the common areas. Feeding birds or other animals is not allowed in the common areas, nor from private balconies or terraces, as this might attract rats or mice, or might create an issue with bird droppings. Domestic animals should be kept on leash.

Cars and other vehicles should not be parked on the common areas. The garden or the passage from the street should not be used for parking when moving furniture, receiving deliveries or for any other similar purpose – the basement K2 should be used instead. It is not allowed to ride a bicycle or drive on the lawn or through the flowerbeds. Bicycles should be parked either in your private storage space, in the dedicated bicycle parking area in K2, or at the bicycle stand in the garden.

Ballgames, skateboarding or similar activities that may cause nuisance to other residents is not allowed in the common outdoor areas.

§6 WASTE

All waste should be disposed of in the waste disposal room in K2, where you will find containers dedicated to different types of waste. Remember to use the correct container for your waste. For paper and cardboard, please make the waste as flat as possible, in order not to take up unnecessary space in the container. It is important that the waste room is being kept tidy – no waste should be on the floor. Glass/metal may also be disposed of at the Kiwi store in Barcode.

The waste shafts in the garden will be opened for use in a few years. It will then be very important to keep the area around the waste shafts free of waste and not to leave any waste on the common areas. Waste should be disposed of in properly tied plastic bags. Objects that are too large to fit in the waste shafts must be disposed of elsewhere. The Board will send out detailed information regarding the waste shafts well in advance of them being opened for use.

§7 COMMON ROOF TERRACE

The common roof terrace should be kept tidy, clean and free of waste. Should the common roof terrace require extra cleaning after one specific event, the section owner responsible for the event may be charged with the costs of the cleaning. Smoking is not permitted, neither is grilling (gas, charcoal, electrical). Chairs and tables must be put back in place after use. It is strictly forbidden to throw anything off from the roof terrace, as it will either fall on someone's private balcony or on the street/garden. Animals are not allowed on the roof terrace.

The roof terrace should contribute to the enjoyment of all the residents. It is therefore not allowed to occupy the whole or larger parts of the terrace with private

events, unless it has been reserved in accordance with the current booking rules, established by the Commonhold. It is also not allowed to play loud music or being drunk at a level that compromises with the safety of the person or other people around.

If the house rules are not complied with, NOKAS Security, or any other currently engaged security function, has the authority to remove people from the roof terrace. Continued breach of the rules may have consequences for the section owner's future right to reserve the roof terrace. Please show consideration to neighbours on the 7th floor.

The roof terrace must always be tidied up after use, and private belongings should not be left there. Private property left on the roof terrace may be disposed of. After using the roof terrace, always make sure it is left clean and tidy for the next person. For large gatherings, residents should be extra aware of the sound level and keeping it down at an acceptable level. The Commonhold is responsible also for causing nuisance to residents in the surrounding buildings. All residents are strongly encouraged to act considerately and responsibly.

§8 CHANGES TO THE FACADE

Should a section owner wish to change the facade of their section, f. ex. by installing sun blinds, the Board should be contacted in order to clarify what changes are allowed. Solar screens may be installed on the facade facing south, east and west, but not on the facade facing north (the Barcode side). A prerequisite for installing solar screens, is that they must be identical to the existing screens on other sections, and that they must be installed by the same supplier.

Awnings may be installed, except from underneath the pergola and on the north side of the building (the Barcode side). The awnings must be installed in a way so that it causes the less possible disadvantage to other section owners, e.g. dripping. The recommended model is "Nova" from Kjells Markiser. The fabric must be dark grey, corresponding to colour code 97 at Kjells Markiser, all metal must be black.

All installations of sunblind products will be at the section owner's cost and risk. The installation must be done by a professional, to make sure the facades are not damaged or impaired in the process. The current section owner will be responsible for all future maintenance or damaged caused by their sunblind installations.

Non-coloured glass film may be applied on the balcony fence of balconies on the 1st and 2nd floor. The film must be applied in a way so that it may leave no trace if removed in the future.

Fixed outdoor lamps are not permitted, except for the ones installed by the property developer. Satellite discs or other fixed outdoor installations are not permitted. Amending the outdoor colours is not permitted.

§9 BICYCLE STANDS

Bicycle stands in the basement are for the use of section owners, residents and visitors of residents only. They should not be used for anything other than for parking bicycles. The upper level of the stand is meant for children's bicycles or small bicycles. Three bicycle stands for residents and visitors to the building are also installed in the garden.

§10 PETS

Keeping pets is allowed, provided the pet does not cause any considerable nuisance to other residents.

It is not permitted to bring pets to the common roof terrace. Pets should be kept on leash and when walking through the garden, and should not be allowed to stay or walk around in the common garden area, as this may cause nuisance to other residents. The green area of the garden is not a place for pets to go to the bathroom.

§11 SINKS, DRAINS AND TOILETS

Fat, coffee grounds or other that may cause blocking should not be poured in the sink. Only toilet paper should be used with the toilets, in order to avoid blocked pipes. No other objects should be flushed down the toilets.

The section owner is responsible for making sure that guests, tenants, cleaning personnel and other people given access to the flat are aware not to do any of the above or other that may cause damage to the pipes. Blocked pipes may lead to sewage leaking into the storage room area of the basement. The section owner responsible for the blockage may be held economically responsible for any damages.

§12 MAILBOX SIGNS

Each section owner is responsible to ensure that the section's mailbox is properly equipped with a sign including the name(s) of the resident(s). The Board has chosen a specific template for the mailbox signs, and all section owners must use this template. This is in order to create a neat and holistic impression of all entrances.

Each section owner/resident will decide whether to use full name(s) or only surname(s) on the mailbox sign. More information about the template can be found on a tag on the inside of the mailbox or on the Dronninglunden Commonhold's website.

§13 FIRE SAFETY

Only electrical grills and gas grills are permitted on the terraces/balconies. Each resident is obliged to get familiar with the fire instructions. No flammable objects should be placed in the common areas, and no objects should be placed somewhere where it may prevent the access to fire escapes.

Hallways and stairways are part of the common area. Fire doors should always be kept closed. All fuse boxes should be kept locked.

§14 THE GARAGE DOOR AND OTHER DOORS

All entrances and doors in the basement should always be kept locked. Entrances from the street or the garden should never be kept open for aeration. The doors leading to the storage rooms should always be kept locked. The purpose of the door telephone connected to the main entrance, is to keep uninvited people out of the building. Each resident is responsible for who they might allow access to the building.

The garage door should not be left open. When entering or leaving the building by car, always confirm that the door is closing behind you, and that no other cars or pedestrians enters the building without permission.

The garage may be used for moving or receiving deliveries. There is a dedicated area for this on the left side of the entrance.

§15 RESPONSIBILITY AND CONTACT

The House Rules are an addition to the Statute and each section owner is responsible to ensure that all rules are followed by everyone living in or visiting their section, including cleaning personnel and similar. The section owner is responsible for making available to his/her tenants the House Rules, the Statute and all other written communication related to the use of the flat. The documents should be signed by the tenant(s).

Inquiries, complaints etc. regarding tenancies, house rules and other may be referred to the Board through the web portal www.sameietdronninglunden.no or by email to dronninglunden@gmail.com. All inquiries are treated confidentially. Complaints about neighbours should be sent by email. Complaints will be processed by the Board and normally replied to in writing within 30 days.

§16 AMENDMENTS OF THE HOUSE RULES

Amendments of the House Rules may be made at the Annual Commonhold Meeting, provided the majority of the section owners present are in favour of the amendment. Power of Attorneys should also count in the voting.

Suggestions to amendments should be within the hands of the Board no less than 60 days ahead of the Annual Commonhold Meeting.