

## **Housing cooperative «Flatåseggen Borettslag»**

Household regulations:

Rules adopted at the general assembly May 15<sup>th</sup>, 2017

### **Welcome to our housing cooperative!**

To maintain a good cohabitation, all shareholders and subtenants are jointly responsible for contributing to a good living environment. It is important to show consideration and respect for your fellow neighbors and the cooperative.

Show respect for all of them!

### **Shareholder's responsibility:**

The household regulations and rules are mandatory for everyone living in our cooperative to ensure everyone has order, peace and comfort in their own home.

### **Outdoor common areas and gardens:**

Gardens, lawns and other outdoor installations (flowers, plants, bushes etc.) are a part of the cooperative's green environment to keep our property enjoyable and beautiful; you are to treat these with care and responsibility.

Any vandalism will result in high repair costs for the cooperative.

You are welcome to use the fruit garden and to have a small vegetable garden or any other garden project of your own – ask the cooperative or the facility manager if you have any questions.

### **Outdoor play areas for children:**

Treat the playground equipment with care – it is pricey and expensive to maintain.

Don't let dogs or cats leave excrement in the sand or around the play areas.

### **Pets (cats and dogs mainly):**

All shareholders who have cats and/or dogs are responsible for keeping the animal on a leash and under control at all times when outside of the house/apartment – cats and dogs are not allowed to run free.

The owner is responsible to pick up any excrement the animal leaves on common outdoor areas.

### **Driving and parking your vehicle in the area of the cooperative:**

Parking is allowed in designated and marked areas only! Speed is also to be kept at a minimum to ensure the safety of children and pedestrians.

Driving through the gates of the cooperative is allowed only for loading/unloading your vehicle and should be kept to a maximum of 15 minutes. No driving on the pavements.

No idle-running allowed inside the gates!

No parking inside the gates – There are many easily visible signs showing the rules and "Trondheim Parkering" performs regular controls and will fine any parked cars inside the gates.

**Parking and garages:**

The designated parking areas are only for registered (insured) vehicles up to 3,5 tons (kg). If you have a parking space inside the multistorey car park or in a private garage you should use these places due to limited availability of free parking spaces – this is mandatory year-round and also for short time parking!

Inside the multistorey car park and the private garages only registered and insured vehicles are allowed (including motorcycles, mopeds etc.). There is also a shed on top of the parking house for mopeds with a locked door if you do not have your own parking space.

You must apply for your own place inside the multistorey car parking – contact TOBB to get in the queue. You cannot rent more than two parks and only one of these can be a private garage.

You are not allowed to sublet your spots to other shareholders or tenants.

Apart from this the Norwegian traffic law applies.

**Electric cars and charging:**

Charging stations are located at the roof of the multistorey car park. You can pay for charging up your electric/hybrid vehicle via mobile phone.

Contact the Board for more information on charging stations for electric cars. The contract between the Board and the user of the charging station is a separate supplement to the household regulations.

**Garbage, renovations and Cleaning of shared areas and stairways:**

*Cleaning:*

A cleaning company has been hired to keep shared areas such as hallways and stairways in the apartment blocks clean.

Shareholders and tenants are responsible for keeping the areas tidy, that means no parking of bicycles, strollers or leaving other belongings such as furniture, garbage, car tires etc. lying about.

Any item left unattended will be removed and thrown away. A breach of this rule will be considered an infringement of the household regulations.

*Garbage and renovations:*

All household rubbish is to be sorted into paper, plastic and residual waste.

Disposal systems are located near both parking areas with two shafts for residual waste and one for plastic. Paper/cardboard has to go into the containers located close to the shafts.

Glass/metal/tins and similar has to be thrown away at a nearby recycling container (Rema1000 Flatåsen is the closest).

Every week the cooperative and the facility manager place the tractor trailer in one of the four areas for you to throw away larger household waste. Please read the instructions on the side of the trailer for information regarding electrical waste, chemical waste, large items of furniture and so on.

You cannot throw car tires, tv's, washing machines and sofas etc. into the tractor trailer.

**Any violation of these rules will result in a warning which may lead to**

**eviction.**

### **Ventilation systems in the apartments and townhouses:**

All of the apartments and houses have a balanced ventilation system. The cooperative owns the installations which have to be treated as such.

The system will give fresh air inside the apartment or house, and keep mould and damp air away.

Shareholders and/or tenants are responsible for keeping the ventilation system in good condition.

Clean the filters regularly and at least every 3<sup>rd</sup> month year-round. The filters can be vacuumed and washed with dish soap and hot water. You will receive new filters every year (usually in May).

If any errors occur with the ventilation system due to lack of maintenance by the shareholder and/or tenant – any repairs will be at the shareholder's cost.

When moving out, please send a notice to the facility manager for a checkup of the ventilation system.

### **Cable TV and Internet access:**

All units have digital cable tv and internet access. A digital decoder is placed in every unit which is owned by the cooperative and belongs to the unit. Please do not remove or take the decoder with you when you move. The facility manager will check whether the decoder has been left in the unit when you move.

### **Noise and domestic disturbance:**

Please avoid unwanted disturbance and loud behavior in the stairways, hallways and common areas near other apartments and houses.

Work in the apartment such as renovations that will lead to knocking/hammering, drilling, sanding and similar noise are not allowed on Saturdays after 18.00 o'clock, on Sundays and on holidays.

Peace, calm and order is mandatory between 22.00 and 07.00 o'clock.

Doors to the apartment buildings should be locked 24 hours a day.

Remember to show respect; don't be an inconvenience for your neighbours;

It is not allowed to air your carpets, bed sheets, duvets etc. on the balcony of your apartment.

### **Changes to the facade of your house/apartment:**

All changes made to the facades of the houses require the Board's approval.

The Board has set a standard for the dividers between the gardens of the terraced houses in the shape of a picket fence. Between the apartments new partitioning walls have been put up as well.

Changes to these walls are not allowed. It is not allowed to put up awnings or satellite dishes without the Board's approval.

The regulations for use of satellite dishes are:

1. It is generally allowed to install a satellite dish in the housing cooperative.
2. Everyone who wants to put up a satellite dish needs to apply for the Board's approval.
3. The dish must not be a nuisance to the neighbours.

4. The dish must be installed on the deck and as little visible from ground level as possible. It should be painted in the same shade as the background or in a shade that makes it blend with the surroundings as much as possible.
5. The satellite dish should be as small as possible.
6. A dish that is being fixed to a building must be fastened in such a way that it cannot fall down or be a danger to other people.
7. You must not damage the building when installing the dish. Upon moving out or removing the dish you are obligated to properly fill all the holes and paint them over. If you do not fulfil these requirements the housing cooperative can carry out this job at your expense.
8. If you have received permission to put up a satellite dish you must contact the facility manager for advice on how to carry out the installation.

**Pests and wood insects:**

Shareholders must immediately inform the facility manager/the administration of the pest control company the cooperative is working with when pests or wood insects (mice, rats, bed bugs, cockroaches or similar) have been discovered in a house/apartment.

**Barbequing and storage of gas/flammable materials:**

Open flames/barbequing are not allowed in the entire area of the housing collective (including balconies and gardens) unless a gas or electric barbeque is used. Barbequing must always be carried out monitored and with sufficient distance to flammable materials. Furthermore, approved extinguishing equipment must be easily accessible.

Gas bottles, flammable liquids and the like must at all times be stored according to regulations and in a way that does not create a fire or explosion hazard.

Gas bottles must not be stored in attics or cellars, but in the storeroom on the balcony or a different outhouse.

**Drain replacement:**

Shareholders who are planning construction work on a bathroom/laundry room must apply with the Board in order to have the necessity and reimbursement of a drain replacement evaluated. Drain replacements carried out by an authorized company can be covered up to 6.000,- NOK incl. GST.

**Obligations and infringements:**

The housing regulations are laid down by the collective's highest body which is the general assembly

All residents are to familiarize themselves with these regulations and to observe them. The regulations must be obeyed. Everybody must play their part to create a good living environment in the collective. In case of breaches of the housing regulations we must point out that this can be considered a serious infringement of the right of residence which can lead to the termination of the shareholdership.

**«Flatåseggen Borettslag»:**

Supplement to the housing regulations: Contract for the usage of charging stations for electric/hybrid vehicles