



HOUSE ORDER RULES FOR KRISTIAN BRENNERS VEI HOUSING ASSOCIATION

Revised after resolution at the General Meeting 12.3.2020.

To create the greatest possible well-being in our housing cooperative, we are all served by considering each other, working together and participating in joint initiatives. (read voluntary work). We have both rights and obligations. We have the right to live as we want, while at the same time, having a duty to respect other people's life.

Notices and circulars from the board apply in the same way as the House Order Rules.

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GENERAL PROVISIONS

- Do not throw food out of windows or put food on the grounds of the condominium to the birds, as this draws rats and mice to the property.
- Installation of antennas, awnings, signs etc. to the outer wall/ceiling, must not take place without the prior written permission of the Board.
- Handover/rental must be approved in writing by the Board of Directors upon application. The unitholder is responsible for the damages and inconvenience suffered by the housing association or others.
- The Board of Directors may authorize a purchase/service order at the housing association's expense, by prior agreement. The invoice must be sent to the Board of Directors for approval before the Board sends it to NBBO for payment by the account Portal.
- Always keep the front doors locked/closed. When you let people in via door phone, remember that you are responsible for them and what they may have in the stairwells to do.

- Smoking is not allowed in the stairwells or in other common rooms in the housing cooperative.

LAUNDRY AND DRYING PLACES

Carpets and clothing etc. must not be hung out of the window or over the balcony for the sake of those who live below. Hand washed clothing can be dried on the balcony if it is hung low and not conspicuous. Clothes that are hung in drying rooms should be taken in as soon as it is dry, so that others can use the space. Everyone can sign up to the laundry list found in the communal laundry. Card-based payment of washing time has been introduced. The laundry service is closed after 21:00. On Sundays and public holidays, the laundry is closed. Fulfilling money on the washing card occurs on the last Wednesday of each month, except in the month of July when there is no fulfillment.

RUBBISH AND CLEANING

It is not allowed to store things in the stairwells such as shoes and outerwear. Garbage bags must not be disposed there temporarily. This is because it is a fire escape route. The housing association has recycling of rubbish. Waste must be placed in the correct container in the garbage houses. All residents are obliged to follow the current rules for this. It is not allowed to leave or leave objects on the floors of the garbage houses. Renovation waste must be transported by the occupant to the nearest reception. Violation of the rules will be considered a breach of the rules. See also signs in the garbage houses on how to deal with the recycling.

LOUDNESS RULES (revised at the general meeting 12.3.2020)

Sound from music facilities, parties, washing machines, hammering and knocking propagate throughout the block, so show consideration. Hammering, knocking and renovation noise, are not allowed after 19.00 o'clock from Monday and through Friday. Saturdays the above-mentioned activities are scheduled to begin after 09.00 o'clock and end not later than 17.00. Sundays and public holidays; no activity allowed.

Neighbor alert: In the event of a party, the neighbors must be given attention and feel free to send a message to the residents in the block, so that they are prepared.

This does not apply as an exemption and it should be completely quiet after 23.00.

UNIT OWNER'S LIABILITY

The rules of the contract must be followed. The joint cost is paid on autogiro or sent blanks. The joint cost is payable in advance on 10. every month.

The board recommends those who lay floorboards/parquet to have the necessary noise insulation under the floorboard/parquet.

Janitor service in the block is carried out after shifts. See own janitor list and job description. If you cannot do the service yourself, ask your neighbor for help with, for example changing light bulbs, sweeping the stairs, etc.

Light bulbs are issued upon request to the bloc's board representative.

Animals

Animal husbandry is not allowed in Kristian brenners Vei Housing association.

Exemption from this prohibition may nevertheless be granted if there are particularly good reasons for it and that animal husbandry is not an embarrassment to the other unit holders. For exemption, the unit owner shall apply to the Board in writing before acquiring the animal. If you have animals from before, it should always be applied in advance before moving into the housing cooperative. The standard template containing rules for animal husbandry shall be used in the application. If you fail to search and acquire animals anyway, it is considered a serious violation of the rules. You then risk having to get rid of the animal or move.

- If the application is granted, the declaration must be signed, and the following rules are observed:
 1. The animal should be placed on a leash or carried within the area of the housing cooperative.
 2. Applicant is liable for any damage that the animal may inflict on a person or property, such as scraping of frames, damage to flowers, greenery etc.
 3. Excrement must be immediately removed.
 4. It is not permitted to walk the animals on the living court's lawns or property.
 5. Animal husbandry can cause inconvenience or embarrassment to other residents. If legitimate complaints are made that animal husbandry annoys neighbors with smell, noise or is otherwise at a disadvantage, for example creating fear or anxiety, the applicant is obliged to remove the animal unless an amicable arrangement with the complainant can be achieved. In case of doubt, the Board of Directors decides after negotiation with the parties whether a complaint is justified.
 6. The applicant declares himself willing to accept the changes to the provision that the General Meeting/Board of Directors adopts and finds necessary to make.
 7. Declaration is considered part of the rules of the order and the applicant's duties in the housing company. Breach of the declaration is considered a breach of the declaration.

Balconies

The balconies are glazed but uninsulated and are therefore outdoor area. The balconies part of the building's façade and the extensions are attached to the old construction. Building parts are the property of the housing association. It is assumed that the Housing Association's articles of association are followed about maintenance etc. of façade, also inside the balconies.

In addition, the following regulations have been adopted for the balconies in Kristian brennersvei Housing Association:

- It is permissible to lay floors/tiles etc. if the balcony rules are followed.
- It is not allowed to change the color or appearance of the old part of the balcony.
- The entry/use of electricity must only be done by using the electrical regulations.

- It is not allowed to drill in, screw in or change the construction of the balcony.
- It is not allowed to hang objects from the height of 80 cm up on the outer wall of the booth towards the new balcony part.
- It is permissible to hang discreet objects (color, size) on the inner "old" part of the balcony.
- It is not allowed to mount dish or another antenna on the balcony.
- It is not allowed to install curtains other than the curtain included in the balcony delivery.
- It is not allowed to mount/hang flower boxes on the outside or inside of the balcony.
- It is not allowed to clog the balcony drainage system.
- The height of the railings must be 110 cm. This must be considered when laying of other floors.
- Keep the balcony's windows closed in case of storms and absences.
- The flag of the living room belongs to the apartment.
- **It is not allowed to use the balcony for storage space.**
- It is important to think about the block's façade as seen from the outside if you hang up trinkets where this is allowed under the balcony regulations!
- Otherwise, Balco A/B's user guide shall be followed.
- New residents must contact the board of the housing cooperative for training in the use of the windows on the balcony.

Parking


Avoid unnecessary driving in front of the blocks. It is not allowed to drive in front of the blocks after 22.00 where this is signed.

Use garage or marked space.

Parking outside marked spaces may result in towing at the owner's expense and risk. Do not park on the hatched area.

Respect the reserved space for Home Care outside No. 78.

Garages

- The garages are managed by the board of Kristian brennersvei Housing Association, ref. articles of association §12-1.
- Only unit holders can rent a garage in the housing cooperative.
- It is primarily only allowed to rent 1 – one  garage per unit owner in the housing association. Only in cases where there are no other stakeholders, one of the resident family members in the housing association can be considered.
- The board decides which garage to assign.
- For more interested tenants than vacant garages, garage is allocated in the order the stakeholders have signed up on a waiting list.

- Residents who are not assigned a garage, will be put on a waiting list, and take over the garage in the order they have signed up.
- 1. The garage should only be used for car parking and for storing equipment that is natural for the car hold.
- 2. The tenant undertakes to comply with the Housing Association's statutes and regulations for the garages.
- 3. The lease starts as soon as settlement has taken place and the garage is made available. For the lease, the 1-month mutual notice period applies from the 1st in each month. Termination of the tenancy must be made in writing to the board of directors of the garage manager.
- 4. In the event of termination of the tenancy on the part of the tenant, the tenant shall notify the board as soon as possible, so that the board can enter a tenancy with the new tenant without delay.
- 5. There is no possibility of subleasing the garage.
- 6. The garage rent is currently NOK 250, - per month. Non-payment of rent or other material default, is reason for termination. The rent is paid on autogiro or sent blanks together with ordinary joint expenses.

FIRE EXTINGUISHING EQUIPMENT

According to the Regulations relating to fire prevention measures and fire inspection, all homes must have at least one approved smoke detector, as well as manual extinguishing equipment in the form of either a powder machine or a fire hose. It is the responsibility of the housing association to acquire and assemble the equipment, while it is the responsibility of the unit owner to check that the equipment is in order. If the equipment is defective or missing, this is reported in writing to the Board of Directors.

The equipment belongs to the apartments and must not be removed.

Barbecuing

Barbecues with charcoal grill on the balconies are prohibited.

AWNINGS/BLINDS

It is desirable that all awnings or exterior blinds on the building should be uniform in shape and color scheme.

KEYS AND SIGNS

Key to recovery can be ordered by contacting the board.
The price is currently NOK 400, - per piece.

Signs for the mailbox are ordered from the board. Doorbell signs are set up by the board.

We hope that you will enjoy our housing cooperative. If everyone follows the rules and takes each other into account, we are sure that we will have a good living environment.

12.3.2020

Board of Directors by President