**House rules Borettslaget Verven Panorama**

last modified 28.05.08

1. INTRODUCTION

1.1. Life in a housing cooperative makes great demands on the tenants. The main requirement imposed on ability to align to the community in such a way as to avoid disturbing their fellowman. To regulate life within the cooperative for the common good for which rules and provisions tenants accept. House rules contain not only obligations, but also information to ensure order, peace and comfort in homes. Every tenant has duty to know and comply with these.

1.2. Contact / complaints from residents must be in writing, otherwise they are not

processed by the Board (send such requests / complaints to styret@vervenpanorama.no).

Interpretation of the house rules on disputes is made ​​by the Board. The interpretation may be appealed in the Annual General Meeting.

1.3. Instructions and messages from the Board to the tenants by circular or bulletin

applies in the same way as House rules until the next AGM, when they eventually

may be adopted and inserted among the current house rules. Proposed changes -

or supplement to - House rules must be submitted in writing to the Board. Changes in House rules can only be adopted by the General Assembly with a majority vote.

1. GENERAL PROVISIONS

2.1. Every individual is responsible for the housing cooperative's property and to ensure it is used sensibly and in a such a way that no damage or inconvenience is caused to others.

2.2. It is in everyone's interest that common costs are limited by taking care of common property and plantation. Littering must be minimized. Damage and wear-and-tear must urgently be reported to the Board.

2.3. It is forbidden to let unauthorized persons into the housing cooperative's buildings, including sellers, advertising, food-delivery staff or collection box bearer etc. no matter what they say or provide as a reason. Visiting or waiting for tenants that are not home is not a valid reason to be let in the building. It is only permitted to give access to people you know and that are visiting yourself. Throughout this rule, we will reduce the risk of vandalism, damage, burglary, unwanted visits by intrusive sellers as well as dumping of advertising material both on door-mats (also for those who have reserved on advertising) and huge piles within the input / output door downstairs.

2.4. It is permissible to keep a dog or cat. Pet owners must notify the cooperative's board before purchase and sign the following declaration:

***Rules for livestock***

*I will always make sure to remove excrement that my animals leave behind.*

*I undertake to have my pets on a leash not exceeding 1.5m on housing cooperative area.*

*I declare myself responsible and liable for any damage my animals demonstrably inflict persons or property housings, for example. scrapes on doors, frames,*

*damage to flowers, green areas etc.*

*I will inform all my own neighbours that I shall acquire a pet. If*

*neighbour is allergic, I will take special care and ensure additional cleaning if this is*

*necessary.*

*Animals that makes noise or nuisance to neighbours will not be kept on*

*balcony.*

*I will make sure my pets do not make unnecessary noise.*

*It is not allowed to use the elevator when accompanied by a pet.*

*I agree that this statement is part of my lease, and that violations one these Declaration will be considered as substantial breach of the lease contract.*

*After one oral and two written complaints being received (determined by the Board in the cooperative), I commit to remove the pet from the cooperatives property.*

*All who live in cooperative housing is obliged to familiarize themselves with the regulations and ensure that visitor animals conform with all applicable regulations.*

3. COMMON AREAS INSIDE

3.1. Entry / exit doors to the buildings must be kept locked, and it is forbidden to

"cheat" / tamper with the lock mechanism even if it is "only" for a few minutes. The doors to the common room and roof terraces must be kept locked. Children must not be left with keys to housing cooperative's property without proper supervision. It is not allowed to leave children alone in cellars, laundries on roof terraces.

3.2. Upturns and hallway should not be used as storage space. We have common room in the basement to location of bicycles. Allowed things removed at the owner's expense. Strollers should be outside his own apartment.

3.3. The stalls in the basement to be kept clean, and it is forbidden to store flammable things in them or things that may attract rodents or other pests.

3.4. All playing and running, noise and yelling in the stairwell is prohibited due to noise consideration to the residents.

4. APARTMENTS

4.1. The apartment must be maintained internally by the owner.

4.2. No apartment or other rooms must be used so that one is to nuisance to other people and unnecessary noise in the apartments must be avoided. Take general consideration and be aware that especially stroke, dunk, tramping, jumping etc. propagates through walls and floors and the sound is amplified. Use electrical appliances (radio, TV, home cinema and music system, PC, gaming consoles etc.) with care.

Drilling and tapping and other craftsman like work should be done within normal working hours and at a minimum of disturbance. Vocal and music lessons can only be conducted with the consent of residents who may harassed.

Between the hours. 2300 and 0700 it should be silent (should you be having a party, please have a chat with your neighbours in advance).

4.3. Do not throw things in the sink or toilet that can clog sewer pipes. You must not throw out flammable or corrosive liquids. Faucets that leak must urgently be repacked.

Stopcocks are in the basement and the roof panels in the hallways outside the apartments (there is mark on the wall where they are located). Notify neighbours beforehand when user stopcock.

4.4. Each tenant is responsible for any damage that he himself, his household

or guests, in or from the apartment causes, and that person will be held

financially responsible.

4.5. If you detected bedbugs or other vermin in the apartment, this should be reported immediately to the board.

Tenant shall provide for proper eradication of vermin, and immediately submit

purity certificate to the Board.

4.6. It is not allowed to vent through separate entrance towards upturn (odour’s, noise, etc.).

4.7. It is prohibited to barbecue on the balcony.

4.8. Subletting of apartment must be approved by the Board.

5. LAUNDRY - WASHING AND DRYING OF CLOTHING

5.1. The machines must be handled according to regulations. Errors by a machine must notified the Board. Ordering a service to the Machin must be approved by the Board.

5.2. The laundry can be used only from kl. 07:00 PM. 22.00

6. COMMON AREAS OUT - sunroof, PLOT AND GREEN AREAS

6.1. It is not allowed to use the fire stairs to get to and from the roof terraces as

This creates unnecessary noise.

6.2. It is allowed with parties and other social gatherings on roof terraces. Any

tenant who arrange party is obliged to notify the use in advance to the Board.

It must be clearly stated who organizes the party and when it should be hold. The person responsible for the party is obliged to have control over all party participants and should under no circumstances leave the party before all party participants have left the property.

Likewise, the person responsible must ensure proper cleaning by 0730 next days. If music system is used at the party, the sound levels must be kept low in consideration of neighbours and other residents.

6.3. It is allowed to play on the lawns, but necessary care must be taken so that plantings, buildings, houses and parked cars are not damaged or harassed. Ball games and any kind of casting (including snowball-throwing) shall not take place against the Buildings. Cycling is not permitted on the Community Association's green areas.

6.4. Barbeque on the lawn or other cooking will not take place in such a way that it is

nuisance to other residents.

6.5. Any use of firearms, including air gun, slingshot and the bow and arrow, is prohibited on common area.

6.6. Launching rockets in or in close proximity (50 meters) of the housing cooperative buildings is prohibited. It is not allowed to use any kind of fireworks in apartments or from balconies.

7. MOTOR VEHICLES

7.1. Parking of vehicles will only occur at fixed assigned places. Car owners (users or tenants) who use the garage are to follow the rules that apply. Those who do not have a garage or fixed parking, have to park outside the housing cooperative area. It is not allowed to park on courtyard or in front of the entrances or along the blocks, only necessary loading and unloading are permitted when doing so in accordance with parking regulations. A patch with contact details must be clearly visible in the front window when doing loading/unloading.

Guest parking is only for guests and cannot be prolonged, the parking must be available to receive guests both early and late.

7.2. It is assumed that all driving of motor vehicles takes place in the most careful

And efficient way. Use of horn and unnecessary noise from the engine is strictly forbidden. It is not allowed to leave the engine idling. The speed limit in the housing cooperative's property is to at walking pace.

8. Voluntary Work

8.1. Inhabitant shall keep attic, basement and hallways neat and clean. If these common areas have been used tenants are responsible for proper cleaning. This rule also applies to the laundry areas.

8.2. Joint Voluntary work is executed in April / May, but it’s encouraged - and given

"voluntary pay" - for voluntary work no matter what time of year it is performed – discuss any work with the board.

9. WASTE

9.1. There is separation of waste in this housings.

9.2. Food waste disposed in the container for food waste.

9.3. Cardboard, newspapers and similar should be discarded in a container of paper. Cardboard boxes must folded flat, otherwise they take too much space. None other than cardboard and paper must be disposed of these containers.

9.4. Plastic waste should not be disposed in the housing cooperative garbage containers but brought to a recycling facility and disposed of there.

9.5. Waste is disposed in the container for waste.

9.6. Car batteries, fluorescent tubes, paint residues and other environmentally harmful or flammable waste must be disposed of in containers specifically to it (these are in the large communal booth).Its encouraged further to take responsibility for the environment by providing any form of electrical appliances either for electrical retailers / carry either (they are obliged to accept some equipment) or at recycling stations and throwing glass and metal in separate recycling bins.