

**HOUSE RULES
FOR
STENSBERGGATEN 10-14 BOLIGSAMEIE (SBS)**

Adopted 16.01.2003

Changed at the co-owners' meeting 26.03.2012

Changed at the co-owners' meeting 13.03.2013

§ 1. PURPOSE

The house rules shall ensure a good atmosphere among the residents and the users of the units in the condominium and regulate issues that can be disturbing to others, and create a good living and working environment where everyone can thrive and feel safe.

§ 2. GENERAL

The residents and unit users are obliged to follow the provisions in the house rules. *SBS is a part of Pilestredet Park and is thus obliged to follow the rules that apply to Pilestredet Park Økodrift.* The unit owner is responsible for making sure that the rules are known to the household / lodgers / unit users and obeyed by them and others who are given access to the flat/unit. The unit owner is liable for compensation for any damage that results from the violation of the house rules or lack of caution.

§ 3. NOISE

The flats cannot be used in a way that disturbs others. Quiet is required between 23:00-07:00. If one is having an event/party that can be disturbing to others, neighbours below, above and next door should be notified in advance. In addition it is requested that windows and doors remain closed. One has to take into consideration that sound travels easily between the flats.

Banking and using noisy tools is not allowed between 20:00-08:00 on weekdays and 20:00-10:00 on weekends and holidays. If refurbishment is carried out outside these hours, other residents and unit users must be notified well ahead of time. Refurbishment that lasts more than a week and creates noise and/or dust in the condominium has to be approved by the board in advance.

Playing musical instruments that can be irritating to others is not allowed between 20:00-07:00 and on weekends and holidays.

§ 4. COMMON AREAS

The common areas should be clean and tidy. With the exception of baby carriages and wheeled walkers, it is not allowed to have anything in the common area that obstructs cleaning or traffic. Bicycles, skis, sledges and other sports equipment, as well as shoes, outerwear, materials and such should be stored either in common rooms meant for such use, or in the individual's flat/unit or in cellar storage rooms. Common manners apply for whatever is not specified in the house rules.

Windows, stairs and balconies should not be used for airing or beating bedclothes, carpets and such.

All installation of equipment that affects the houses' facades such as awnings, flag poles, window boxes, aerials, outdoor lamps and such, must be approved by the board in advance.

Doors to the garage, cellar and common rooms should always be locked.

It is not allowed to store tiers and other equipment in the garage space. The unit owner who rents out the space has to make sure that this is obeyed.

§ 5. SIGNAGE/KEYS

Nameplates on the door phone panel and mailboxes are ordered from the Board and paid by the individual resident. When renting out the flat, the owner of the unit is obliged to ensure that the signage is always updated. Any signage other than that on the individual's front door has to be approved by the board in advance.

Extra keys have to be ordered by the owner and authorised/approved by the board. An invoice for the costs regarding the order is issued directly to the owner.

§ 6. WASTE

Normal household waste should be put in closed bags and placed in the garbage room. Flammable waste and waste that the cleaning workers will not remove must be disposed of by residents/unit owners themselves. Paper waste should be placed in the paper recycling bins. Please refer to the environmental monitoring programme for the whole Pilestredet Park.

§ 7. BALCONIES

It is not allowed to place on the balcony objects that look unsightly and are disturbing to the neighbours. Using charcoal grills is not allowed either, because the smoke from them can be troublesome for other residents.

§ 8. COMMON AREAS / BARBEQUING

When using common areas on the roof terrace and such, everyone should take into consideration other residents, i.e. everyone should maintain a moderate noise level and remember to tidy up after themselves.

Only electrical or gas grills are allowed on the roof terrace/balconies and in common areas. Charcoal grills are not recommended due to fire hazard.

§ 9. KEEPING PETS

Keeping pets is generally allowed as long as they are not troublesome for other residents/unit users. In the event of repeated complaints about an animal, the board can decide not to allow this animal if it is evidently inconvenient for other users of the property.

§ 10. RENTING AND TRANSFER OF OWNERSHIP

The Board shall always deal with the owner about matters that concern property units.

The owner is liable for compensation for any damage that results from the violation of the house rules or other lack of caution. He/she is also responsible for making sure that the house rules are made known to and obeyed by the tenant, his/her household and/or others who are given access to the flat or the property.

When transferring ownership, the unit owner is expected to pay a fee to the general manager.

The storage rooms in the bike shed by Stensberggt. 10 are the property of the condominium and can only be rented out to unit owners. Unit owners with storage rooms on their balcony will have priority. Mutual period of notice is 3 months. When the unit is sold, the tenancy is terminated at once. The charge for a storage room is 200,00 NOK per month and will be paid together with the rent. The board shall manage the list of tenants as well as serve as the landlord of the storage rooms. The storage rooms must be kept clean by the tenant.

§ 11. REQUESTS, SUGGESTIONS OR COMPLAINTS

All inquiries to the board should be made in writing. Anonymous inquiries will not be handled.

The board's address is; Stensberggaten Boligsameie
 Stensberggata 10
 0170 Oslo

Email: stensberggt@hotmail.com

Information from the board will be made available on the notice board or by post when it is most suitable.