

HOUSE RULES FOR THE JOINT OWNERSHIP

VANNKANTEN STAVANGER

ADOPTED AT THE ANNUAL MEETING OF 14/4/15

LAST UPDATET AT THE ANNUAL MEETING OF 04/4/22

A joint ownership constitutes a community that resides individually and together that have the responsibility. A good relationship between the residents develops best by taking a direct contact with each other and not demanding more from others than from themselves. A good neighborhood is characterized by when one feels responsible for each other and when everybody helps to create a good living environment.

§ 1 THE HOUSE RULES

Section owners are obliged to comply with the house rules and are responsible for ensuring that they are complied with by everyone in the household and others who are given access to the premises. Significant violations of the house rules are to be regarded as breach of shareholders' obligations of the joint ownership, shareholders' obligations according to the Property Act and the Joint Ownership bylaws. Substantial breach of law shall include an improper conduct that includes substantial inconvenience or nuisance to others.

§ 2 QUIET

There should general quiet between the hours of 11:00 pm and 7:00 am on weekdays. On weekends, accordingly there should be general quiet between the hours of 24:00 and 8:00. Drilling, banging and noisy works should not occur between 20:00 and 8:00. On Sundays and holidays, noisy works should be avoided. Music and television should not be heard outside its own apartment. Neighbors should be notified before hand should there be a social gathering in the apartment.

§ 3 PARKING

Parking should be in designated areas in public garage. The parking facility is for cars and car related objects like tires. Mechanical work on the cars or motorcycles is not permitted in the parking facility, except changing of tires. Those who make use of the garage space must follow the regulations which are adopted. Guest parking between building 7 and 9 are reserved for the business offices in their opening hours.

§ 4 LIVESTOCK

It is allowed to keep animals as long as animals are not nuisance to the other tenants. By husbandry, the following rules are applicable:

1. It is assumed that the owner of the animal is familiar with police regulations regarding animal care and penal provisions which apply to keeping animals. Dogs must be leashed within the cooperative areas.

2. Owner of the animal shall immediately remove excrements the animal has left on the premises.
3. Animals must be kept away from playgrounds and sandboxes.
4. Owner of the animal is responsible and liable for any damage the animal had to inflict on person or property. For example, scratching of doors and frames, damage to flowers, plants, green space, etc.
5. There will be a written entitled complain that a livestock is a nuisance through odor, noise, etc. or in a way that it inconveniences for example, gives allergic reactions or creates anxiety. The board may require that the animal be removed unless a peaceful settlement with the complainant can be achieved. In case of doubt, the board after discussion with the parties decides if the complaint is justified.

§ 5 FACADES

It is not permitted to mount a satellite dishes and / or other antennas on the outside of your own home. Sales posters must not be affixed to the facades. These must be placed inside the seller window

§ 6 GARBAGE

Underground containers are only intended for household's waste. Separate bins for glass and metals are placed in designated locations in the parking garage. Hazardous waste must be disposed of in separate containers. It should not be placed in the garbage containers outside.

§ 7 COMMON AREAS

Common areas belong to the joint apartment. Changing the common area must be approved by the joint ownership general meeting.

Bikes, skis and other sports equipment must be put in designated areas. Baby strollers, wheelchairs, walkers, etc. can be placed in the designated areas in the parking garage.

Smoking is not allowed in the garage, stalls and bicycle sheds.

§ 8 CHANGE OF HOUSE RULES

The house rules can be changed by the joint ownership in the annual meeting. Decision on change occurs by a simple majority of the votes cast. Proposal of the amendment of rules must be sent to the Board within a deadline stipulated in the joint ownership bylaws. The annual meeting cannot process changes that not mentioned in the notice.