

## Regulations

### General regulations

Our apartments, the common areas and outdoor areas are all subject to peaceful and clean living that is in accordance with general laws (police and health care).

In addition, the following general regulations must be followed:

#### A. General regulations

1. Disturbing sounds, e.g. loud machinery, loud music and singing are not allowed between 10:00pm–07:00am. Reasonably loud music played at family events is allowed later in the evening, but in such cases neighbours must be informed of the event well in advance.
2. Tenants are responsible for contributing to general quality of life in the area and are to consider the rights of other tenants to enjoy peaceful living.
3. The tenant is also responsible for the behaviour of his/her guests!

#### B. Common areas

1. Use of the laundry room is not allowed during 10:00pm–08:00am. The laundry room and the drying room are to be used in accordance with the reservation schedule. The user of the laundry room is to clean the room after use, so that the next scheduled person is able to immediately start use of the laundry room.
2. The shared sauna is available for use on Fridays and Saturdays up to 10:00pm.
3. The doors to the common areas are to always be locked. In the event someone leaves a door unlocked, that individual is responsible for the area.
4. Smoking, loitering and making noise are not allowed in the common areas.
5. Storage of bicycles, skis and other objects is only allowed in the designed locations.

#### C Outdoor areas

1. Household waste and garbage is to be taken to the collection bins. Recycling regulations are to be followed.
2. The tenant is responsible for organising the disposal of other wastes (hazardous waste, old furniture etc.).
3. Cars are parked at the designated covered parking spaces or heating posts.
4. Parking on passageways or in front of the building is not allowed (only allowed for temporary parking for loading and unloading). Unnecessary driving in the outdoor area and passageways is not allowed.
5. The parking space for a second household car is to be agreed on separately with the property manager or superintendent.
6. Parking trailers, boats, campers, etc. in the outdoor areas or parking lot is not allowed, except for loading and unloading.
7. Laundry is to be dried at the designated location.

8. Carpets and bedding are dusted at the designated location.
9. Pets are to be on a leash when not in the home and they are not to cause a disturbance or compromise the cleanliness of the buildings or the environment. Pets are not allowed near the children's play area.

#### **D. Apartments**

1. The tenant is fully liable for replacing broken windows, holes in walls and doors and other similar damages.
2. The tenant is fully liable for damages caused by pets.
3. If there are deficiencies or malfunctions in the water or drain pipes, electrical wiring, taps, electrical outlets or in other similar items, the tenant is to report them to the property manager or superintendent without delay.
4. Lighting an open fire on the balcony is not allowed. Grilling on the balcony of the residential building is only allowed with an ELECTRIC GRILL (use of gas or charcoal grill is not allowed).
5. Smoking is not allowed in the apartments. In the event that you smoke on the balcony or terrace, please consider your neighbours.

#### **E. Violation of regulations**

1. In the event of a violation of the regulations, the offender will first be issued a written warning.
2. If the violations continue, the landlord will resort to legal action, compensation for damages and/or the termination of the lease.