

## House Rules for the Residents of Thonbygget

Latest amendments adopted at the Co-Owners' Meeting 4<sup>th</sup> of April 2018.

### 1 General

1.1 The purpose of the House Rules is to create good relationships between neighbours and others on our property, and to take good care of our property, buildings and common equipment.

The House Rules have their basis in Norwegian Law, particularly the "Lov om eierseksjoner" (Law of Owners sections) § 11.

1.2 If an apartment's owner makes it available for rent, the owner is responsible for making the rules known to the renters of the apartment and to make sure that they obey the rules.

1.3 Inquiries to Thonbygget representatives should be in writing. Messages to the Board should be put in the mailboxes marked "Styret", which are found at entrances 30, 32 and 34.

1.4 Mailboxes shall be marked with specific plastic mailbox signs in a standard size. (The Board will, upon request, disclose where and how the mailbox signs can be ordered.)

In the case of rental / sublease contracts, the owner of the apartment is responsible for making sure that the mailbox is marked with a standard mailbox sign.

### 2 Garbage

2.1 Household garbage must be put in plastic or paper bags and properly sealed by tying together at the top. This is to prevent bad odours and to avoid loose garbage from littering the garbage room. Separate containers for paper can be found in the garbage room.

2.2 Other types of waste are not allowed in the garbage room. Furniture and similar items must be transported away and disposed of by the individual resident and must not be put inside the garbage room or in the public areas. Glass and metal recyclables should be taken to the return points. There is a mobile facility for recycling that handles a variety of objects near Pilestredet Park 30 once each week.

### 3 Pets

Animals that cause problems for or discomfort to other residents may not be kept in the apartments. Dogs must be kept under control when taken for a walk, and dog droppings must be removed. All dogs must be kept on a leash on the property; this also includes playgrounds, lawns, walkways, and the garage.

The co-ownership Thonbygget is a part of Pilestredet Park Økodrift ("PPØ") and is under the obligation to comply with the statutes that apply to PPØ at all times.

Cats must be kept on a leash or kept inside the apartment.

## **4 Tranquility and Order**

4.1 Residents must make sure that there is tranquillity and order both inside and outside the apartments. The apartments must not be used in such a way that disturbs others.

4.2 Hammering or other loud noise is not allowed after 21:00. From 22:00 to 07:00 residents must be particularly cautious about making noise. Please be aware that stereo equipment even inside the apartment, as well as loud conversations and loud music on the balcony, can easily be heard which can disturb the neighbours.

On special occasions (e.g. remodelling, moving, parties, etc.) where it is known that there will be noise that can be disturbing for the neighbours, it is requested that the neighbours are notified of this in advance. It is necessary (and courteous) to allow the neighbours to be prepared for occasional noisy gatherings and disruptions.

4.3 Be considerate when using the balcony. Use of charcoal grills or disposable grills on the balcony is not allowed. Waste objects - such as bottles, cans, cigarette butts, etc. - must not be thrown from the balcony. Cigarette butts can cause a fire or damage balcony furniture.

Carpets must not be dusted over the railings of the balcony.

4.4 Damage caused by moving in or out, or by any other means, must be paid for by the individual owner. Please make a special note that the steel doors without holding magnets must never be disconnected from the door pump, as damage to the wall might occur; in addition, these doors must also not be held open by a wedge as this might make the door(s) crooked, which is very expensive to repair.

4.5 While moving in or out, the elevator doors must not be held open by blocking the doors. This can cause the elevator to stop working. The doors of the elevator can be kept open by pressing and holding pressed the appropriate button inside the elevator.

The residence's flower pots and furniture must not be used as doorstops.

## **5 Common areas**

5.1 It is not permitted to store remodelling waste or building materials in common areas.

5.2 For the reasons of accessibility, cleaning of common areas, tidiness, and not least a visible fire evacuation route, it is not appropriate to store private effects in corridors and other common areas.

With the agreement of co-owners on the same corridor, pictures et cetera can be hung on the walls.

5.3 Garbage bags must not be stored in public areas.

## **6 Special Technical Building Regulations**

6.1 Satellite Disc

It is not permitted at Thonbygget for any resident to set up a satellite disc.

6.2 External Venetian Blinds / screens

Venetian blinds or screens should be mounted on the inside of the window groove, using 50 mm-wide slats with a guiding wire on each side. The slats should be a light grey colour such as PAL 7040 or number 58 Turnils.

The case should have the same colour as the window frame: RAL 7016.

One suggestion for the fixture could be an implanted block of wood directly against the concrete, using solid bolts through the block and sealed with Sicaflex. The block could, for example, have a width of 50-100 mm and a height of 150-200 mm (thickness not specified). Dimensions and calculations of the dynamics involved is the responsibility of the supplier. Usually, the supplier is able to give a guarantee of at least five years for the fixture.

### 6.3 External Awnings / screens

Terrace awnings, not window awnings, or screens should be used; these should have a straight front edge. The canvas should have a single solid colour similar to or matching the yellowish façade, Dickson colour 7548, or similar to or matching the grey façade (Dickson colour 6088).

Awnings / screens should be mounted to the concrete wall. Mounting types should be used that will not lead to damage to and/or leaking water into the insulation.

When mounting on the outside insulated façade, the proposed mounting is the same as above. Measurements and calculations of the dimensions is the responsibility of the supplier. Normally the supplier is able to give a guarantee of at least five years for the fixture.

## 7 Damage

The apartment owner must pay for any damage, maintenance or clean-up work caused by him or her to any public areas such as stairwells, elevators, doors, the entrances, lawns, etc. Furthermore, the owner must cover the cost for required maintenance of hallways, garbage room or other areas when the damage is caused by tenants.

The co-ownership of Thonbygget has comprehensive home-owner insurance that covers fire, break-ins and water damage caused by piping. The provisions that cover water damage only allow for damage to the building structure: roof, walls and floors.

Water damage that could have been avoided by the resident paying more attention is not covered by the insurance. Furthermore, the insurance does not cover household goods, furniture, personal property, movables, etc.

Each resident is encouraged to buy his or her own home insurance, potentially with amendments.

The public areas must not be subject to littering or destruction, especially in connection with moving in or out. Damage can easily occur, and the person responsible for that damage is also responsible for paying for the repairs.

Before moving out, the Board of Thonbygget should be notified so that existing damage can be noted and the responsibility for damage made by others can be avoided.

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## 8 Maintenance

Ordinary maintenance and remodelling must be paid for by each individual owner.

Maintenance of the exterior of the building is covered by the co-ownership through monthly dues or assessments. Discrepancies should be reported to the janitor or to the Board of Thonbygget, which in turn will evaluate the discrepancy and order any necessary repairs.

## **9 HSE – Internal Safety Inspection**

The owner of the apartment is obligated to perform an internal inspection to regulate the prevention of fire, accidents, et cetera; this including filling out the internal inspection form, issued annually.

## **10 Pilestredet Park**

10.1 The public areas outside are the property of and are maintained by Pilestredet Park Økodrift (PPØ). The whole park including walkways, driveways, lawns and parks have been and will be built for the benefit of all residents of Pilestredet Park with investments from the Norwegian National Budget; so they should be freely available to the public.

The parks are run by the company PPØ, and the costs are covered through the various co-ownerships, commercial partners and house cooperatives according to set percentages, as well as with the support of the city of Oslo.

### **10.2 Driving and Parking**

In the park, driving is only permitted on the asphalt.

The walkways are made from recycled concrete that can support the load of necessary emergency transport but cannot support the load of heavier vehicles; parking is not permitted.

Parking spaces are specially marked and subject to charges or fees. The parking garage is configured to support the requests from residents to buy or lease a parking space for privately-owned vehicles. There is no allocated space for guest parking in the parking garage.

The parking garage is not owned by the co-ownership of Thonbygget, and the operational costs are not the responsibility of the co-ownership.

Bicycles should be placed in one of the bicycle rooms in the basement or in the bicycle stand on the premises.