

HOUSE RULES FOR WESTYE EGEBERGS GT. 2

1. Quiet at night. The peace shall be observed after 22.00 hr on weekdays and after 23.00 hr on Fridays and Saturdays.

2. Communal areas. All residents have a responsibility to keep the common areas tidy at all times. Household waste shall not be placed in common areas (applies also to rubbish bags placed outside doors.) Footwear shall also not be stored in the common areas.

The bike storage room is for the sole storage of bicycles.

Contact the Board if you require extra storage for a pram/baby stroller.

Personal belongings must not be left in public areas, any such items will be removed and the cost of removal charged to the tenant/owner.

3. The washroom. Washing machines are to be used based on the lock reservation of time system. Each apartment can only have one lock. If a resident has validly reserved a time and the machine is in use by another resident, then the person with the allocated slot can stop the machine and remove the other residents articles. The machines shall only be used between 7:00 and 22.00. Drying cabinets and dryers follow reservation of machines. Drying cabinets can only be used when they have free capacity. Clothing should be removed one day after washing at the latest, and any clothes that are dry can be removed from the drying cupboards to make room for wet ones. The dry clothes should be placed on the innermost tables for collection. Laundry sinks, drains, floor and all other areas shall be cleaned when it is been soiled with washing powder, lint and alike. Laundry left in the washroom not collected within two months, will be donated to charity.

The booking calendar closest to the door applies to the closest washer and dryer. The second booking calendar applies to its closest two washing machines. The dryer is not included with this reservation. The laundry is only for house residents. New residents should not operate the machines until the caretaker, a member of the board has given them instructions. Repairs required by misuse of the machines is costly and to be avoided.

4. The Roof. The rules regarding keeping the peace also apply to the roof. Open fires (including charcoal BBQ's) or the use of fireworks is prohibited. When taking your personal furniture onto the roof please take care to remove the furniture after use. The wind may blow light furniture of the roof and cause harm to people passing the building. It is prohibited to leave waste on the roof, all rubbish must be taken down and discarded.

If you are planning a party or taking a large group of guests to the roof, the board must be advised. The roof is always open to residences, regardless of pre-booked activities residents will always be granted access.

5. Fire balconies. Entrance to the balconies must not be blocked by furniture or other articles. It is not permitted to have an open fire (BBQ) or fireworks on the fire balconies. Any potted plants must be hung on the inside of the balconies so as not to cause a possible hazard for people walking underneath.

6. Stopcock. All residents are advised to familiarize themselves with the location of any stopcocks to their apartments. Stopcocks are clearly marked and to be found in the basement hallway. When closing the stopcock any affected residents must be given prior warning.

7. Waste. Only household waste can be disposed of in the communal bins, located by the road in front of block 2. Food waste should be disposed of in the green plastic bags and plastic waste in the blue plastic bags. Ordinary waste can be disposed of in plastic bags that always should be double knotted. Paper and cardboard can also be disposed of in the allocated bins, paper should be folded or cardboard should be cut to avoid blockages of the bins. See the lid of the bins for directions as to which bin to use. All waste should be placed in the bins as the local community will only collect waste placed in bins (not around). Twice a year a container will be available for all residents to dispose of any larger items. When using the container items should be broken down if possible, and placed furthest into the container. Waste shall at no times be discarded from apartment windows, or discarded in communal areas (this also includes the disposal of cigarette ends, whereby you should dispose of these in the appropriate manner).

8. General Maintenance. It is the owner/occupiers responsibility to maintain the general maintenance of their apartment. This includes water, waste, electrical maintenance and windows.

9. Fire extinguishers. Every apartment shall have an approved fire extinguisher. All residents should make themselves aware of the locations of the buildings fire hoses in the basement and loft. (One hose per basement entrance and one in the roof exit of B hallway)

10. Locking of doors. All residents are required to lock the communal doors again after themselves. It is also not permitted to allow entrance to sales people or strangers.

11. Mixer taps. Upon installation of mixer taps the board recommends

Mattson or Oras, due to their long life span and they do not have a pressure which is offensive to other residents.

12. Doors and windows. New doors and window shall be painted in the corresponding colour (colour code 7020y50R). Windows shall have the same format and open in the same manner as the originals. The frames should be made of wood.

13. Parking. Parking in the communal areas is only permitted out of necessity, for dropping off or loading, and shall be conducted in a manner whereby it does not hinder the entrance of others. When parking, always leave your mobile number in the front window of the car.

14. Heating. Many apartments find the heating from the sun sufficient. Residence should regulate radiators as needed and with thought to others. Reduced heating can lead to savings.

15. Noise and cleanliness when renovating/decorating. Residents must be notified in writing using the communal boards by the lifts when planned refurbishments are taking place. This is to notify all residents of eventual noise/dust. This notification should be posted at least 3 days before any eventual works. The date and the timings should be clearly stated. Residents conducting any renovations should ensure the cleanliness of the stairs/lifts and entrances. If using the lift then protective paper should be used. The board should be contacted regarding rules for any major renovations of apartments.

16. Short term renting by Airbnb. The board must be advised of any rental agreements. The guests cannot use the communal washing machines intended for residents only. The guests must be informed about waste disposal, and a key to the bin rooms must be available in the apartment. The other residents must not in any way be disturbed by the guests. Any disorders and breaking of house rules can lead to denying future rental agreements .

March 2001, June 2013, April 2014, May 2014, May 2017,

The Board, Westye Egebergs gate 2