

## **Housing cooperative «Skåreråsen II»**

**P.O. Box 323, 2001 Lillestrøm**

### **Household regulations**

rules adopted at the ordinary general assembly on March 27, 2003

changes in article 11 at the ordinary general assembly 2004

changes in articles 10, 12, 13 and 15 at the ordinary general assembly on March 16, 2010

#### **Article 1 Preamble**

The housing cooperative «Skåreråsen II» is a cooperative society where the shareholders are jointly responsible for ensuring that the property be kept in good condition that its reputation is the best.

Each shareholder is responsible for complying with the regulations. The use of apartments must not bother others. Household regulations include not only duties but will also ensure the shareholder order, peace and comfort in his home.

#### **Article 2 Maintenance and common areas**

The apartments should be treated with care.

Be careful when moving or transporting furniture. If you do not use a registered removal company, the shareholder will be responsible for any damage caused to the apartment as a result of the removal.

Shareholders are otherwise responsible for any damage to the property arising from the use of washing machine in the apartment or other washing in the bathroom.

#### **Article 3 Calm and order**

There must be peace in the apartment from PM 10:00 to AM 7:00.

Children should not play or otherwise cause noise in the staircases. Singing and the use of musical instruments or stereo systems, as well as hammer drills and other noisy tools are not allowed between PM 9:00 and AM 7:00, on week-ends from Saturday PM 6:00 to Monday AM 7:00, as well as on public holidays.

Every shareholder is responsible for not causing annoyance to other shareholders. In the event of a dispute, the case should be brought to the attention of the Board.

#### **Article 4 Bathroom and WC**

Do not dispose of nappies (diapers), sanitary towels etc. in the toilet. Use only toilet paper.

Every resident is responsible for keeping sanitary equipment in order. Damage, leaks etc. must be avoided. The resident himself is responsible for changing the washer and for repairs.

Improving of the bathroom must be done according to the norm for wetrooms.

#### **Article 5 Garbage - household waste**

Waste should be well wrapped and thrown in the garbage containers. Throw paper products in the appropriate paper container. All waste should be as dry as possible. Observe that the containers' hatches remain closed at any given time. Glass and special waste should be disposed of in special containers located somewhere else in the municipality.

#### **Article 6 Airing clothes et cetera**

Beating and airing of carpets and bedclothes must be performed with no embarrassment to the neighbours.

Do not vent clothes, bed clothes, rugs and carpets out of the windows. Using a balcony for airing, this should take place within the balcony.

#### **Article 7 Pets**

It is permitted to keep pets provided the form "Søknad om dyrehold" (application for keeping pets), is completed, that the declaration is signed and approved by the Board, and that commitments in the declaration are complied with.

#### **Article 8 Bedbug control**

The shareholder must immediately notify the Board of the housing cooperative if bedbugs, cockroaches etc. are found in the apartment.

The Board or the housing association have can freely access some or all apartments for inspection r to ascertain whether there are bedbugs or other vermin.

If it can be proven that bedbugs or other vermin in the apartment is due to shareholder's carelessness, the shareholder is obliged to take measures at his own expense to remove the bugs. The shareholder may additionally be held responsible for bedbugs/vermin in other apartments.

#### **Article 9 Sublease**

Subtenants must be approved by the Board of the housing cooperative, the housing association and the municipality of Lørenskog in case the municipality is the owner.

The shareholder is responsible to the Housing cooperative for all damage and inconvenience to the Housing cooperative or shareholder caused by subtenants.

Subtenants must not move in until approvement is granted. Subtenants may be approved for one year at a time.

#### **Article 10 Common rooms**

After PM 10:00 every resident is obliged to check if the outer door locks properly.

Users of the laundries must close and lock the basement door/staircase door when leaving.

It is strictly forbidden to bring into the cellars or basement stalls likely to be infested by bedbugs, fungus or rot. Violation of this rule will be prosecuted.

A cleaning company is hired to keep the stairways clean and tidy.

Mail, newspapers, advertising etc. must not be placed in the staircases or at the mailbox; shareholder must dispose of it himself.

Do not leave bicycles/prams in the staircases.

Do not use common rooms in the basement for storing objects to be disposed of or storage of private objects. The exception is bicycles and prams that are functional and in use.

#### **Article 11 Laundries and drying booths**

Laundries should be open between AM 7:00 and PM 9:00 on weekdays, between AM 8:00 and PM 6:00 on Saturdays. The laundries are closed on Sundays, public holidays and festive days. Users of the laundries should observe "Gjeldende forskrifter for bruk av vaskeriene" (current regulations for using the laundries). They are pitched up in each of the laundries. The drying booths should only be used for drying clothes. They shall not be used on Sundays, public holidays and festive days.

#### **Article 12 Exterior order**

Everyone is responsible for keeping things in order outside each apartment block and in the common areas.

Cars may only park in designated parking lots. Parking outside entries is only permitted for loading/unloading, limited to 20 minutes.

It is not permitted to feed the birds by throwing food out of the windows. This will only result in attracting rats and other vermin. It is forbidden to feed the pigeons.

Without the written consent of the Board it is not permitted to pin up posters, paint window frames or walls, put up signs, flagpoles, bird tables, antennas etc.

#### **Article 13 Porter services**

The caretaker will be available one day a week.

Flaws and deficiencies or complaints about porter services should be made in writing and placed in the Board's mailbox at Skårer terrasse 12

#### **Article 14 Announcements, circulars et cetera**

Announcements to the shareholder from the Board or from whom the Board has authorized applies in the same way as the house rules.

#### **Article 15 The Board**

All matters to be addressed should be submitted in writing to the Board of the housing cooperative addressed to the chairman.

You will find the office of the Board and the mailbox at Skårer Terrasse 12.

