

HOUSE RULES

Valid from 1.3.2022

These house rules are intended to foster good relationship within the housing association. They are to be considered part of the tenancy agreement and the breaking of these rules may lead to contract termination.

1. General rules

Bicycles, skis, sledges, shoes etc. must not be placed in stairwells og hallways.

Common areas shall be kept free of storage of objects that hinder access and impair the areas' primary function as a walkway. If they are, objects will be removed and thrown away without notice.

Toys and personal items must be kept within own property, and kept stored in a way that does not impair the surroundings.

Common areas and stairwells must be kept free of stay/play.

Smoking in the stairways or hallways is forbidden. It is also not allowed to smoke in the apartment due to the bothersome smoke smell and the extra work that will be needed for renovation. A lot of smoking/smoke smell may require that the tenant cover costs such as additional re-painting and renovation work. Smoking on the balconies should be limited to avoid bothering the neighbours.

Unnecessary idling with cars in the garage facilities is forbidden due to the risk of carbon monoxide poisoning. Car repair and storage is not permitted in the garage facilities (ref. driving and parking regulations).

In apartment building residencies, shaking or beating of carpets and similar activities are forbidden on balconies, out windows and in stairways. Clotheslines are not permitted on the balconies, only drying racks. Grilling is not permitted in the balconies unless done with an electric grill. Basement doors and the main entrance must always be kept locked. Using any open flames or matches in the basement is strictly forbidden.

2. Bicycle stands ¹

The bicycle stands/bicycle shed must only be used to store bicycles. Defective bicycles must be removed by the tenant. Upon notification from the housing association that is not answered, these bicycles will be removed. Bicycles must be placed in the sheds during winter. When charging a bicycle battery, this must be

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removed from the bicycle and charged in socket in your own home.

3. Rules for residence quiet hours

Quiet hours for the apartments are between 22.00 and 07.00 hours. (23.00 and 08.00 on weekends). Quiet hours mean that loud music, the use of washing machines and other activities that may bother your neighbours/surroundings are prohibited.

4. Rules for quiet hours outside the residences

Quiet hours for outside the apartments is after 22.00 hours (between 23.00 and 0800 hours during weekends). Tenants must ensure that guests avoid any loud speech when leaving. Honking in car horns and rushing of car engine must not occur.

5. Trash and maintenance

All household waste is to be thrown into containers, and must be sorted according to waste categories. Larger objects like electrical appliances, furniture, chemicals etc. must be delivered to a recycling station by the tenants. Cameras will be installed to ensure that the waste is correctly sorted. Where this is not done satisfactorily, a fee may be charged.

It is forbidden to place trash bags in the hallways.

6. Maintenance etc.

Care must be given when using staples and hooks when hanging pictures, putting up shelves etc. Whenever possible, use SMALL STAPLES.

Drains and water traps to the tapping point must be cleaned regularly of waste, thereby ensuring that it does not clog and cause water damage. If damage occurs to the building mass as a result of lack of maintenance from the tenant, the tenant can be made financially responsible for repairing the consequential damages.

Outside areas which are considered a part of the rental object shall be kept in order; mowing of grass, sweeping terraces/balconies, shoveling snow and sprinkle own courtyard out to common road. Keep the surroundings clean and tidy.

Balcony boxes: planting is the responsibility of the tenant, only small, low growing plants are allowed, gutters and drains from balconies must be kept clean of leaves etc.

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7. Housing registration

Applicants who are offered housing at Stiftelsen Emma Hjorth's housing association must live in the residence themselves and must be registered with the population register in the municipality of Bærum.

Reference is made to clause 14 of the contract where subletting is not permitted. This is considered a gross breach and could be a basis for eviction.

8. Animals

Keeping dogs or cats is forbidden in the housing association. Exceptions can be made following special stipulations in the Tenancy Act.

For those tenants who have already been approved to keep pets by older regulations, we would like to remind you that a leash must be used on housing association property at all times all year. Bring a dog waste bag when you walk your dog and use it. Each individual tenant is urged to show consideration for their neighbour.

9. Car driving/parking

Refer to the driving- and parking regulations in force at any given time.

10. Post box usage

Tenants name on post boxes must only be placed on the inside of the lid.

11. Information on immediate assistance

In principle, all inquiries to the housing administration must be made in the period from 0700 to 1500, Monday to Friday.

In the event of acute damage to the home, which means that the home is in all material respects uninhabitable, and that it occurs outside the period specified above, please contact our email address post@sehb.no.

12. Keys

Keys are signed out on a separate form.

In the event of loss of system keys from the apartment or garage, the tenant must replace this. Replacement of cylinders and new keys are charged when moving out.

13. Common Laundry ²

Use of the communal laundry in Langblokka or the dormitory house shall take place

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according to internal distribution between the residents. Washing lists are laid out for use by the tenants. Any faults with the machines must be reported to the housing office, Slemmestadveien 215. The laundry must be cleaned and empty goods etc. removed after use. The laundries are only allowed to be used by the residents in Langblokka and the dormitory house. It is the individual tenants' duty to keep the laundry tidy and use the communal laundry for its intention.

14. Moving out

The tenant must be present at the inspection when moving out. The inspection must be held within opening hours of the housing office.

I, the tenant, confirm to have read the house rules and undertake to abide with them.

Date:.....

Tenant:.....

¹ Point 2: Applies only for dept. Emma Hjorth

² Point 13: Applies only for dept. Blakstad