

House Rules for The Furumoen Housing Cooperative,

These rules were last changed at the General Meeting on 16 March 2017.

1. Purpose and scope

These rules were created to maintain order, tidiness and quiet at the housing cooperative, and to ensure a good living environment so that everyone is considerate of the others at the cooperative

The house rules apply to everyone who lives or visits the apartment complex. The members (shareholders) are responsible for complying with the rules, and all the members of the member's household, visitors and tenants must be informed of the rules and comply with them.

Any special rules for parking, using technical equipment, cleaning or other special rules are considered a part of the housing cooperative's standard house rules.

2. Activities and noise levels

Residents at the housing cooperative are encouraged to limit all activities that could disturb the neighbours. Peace and quiet are required at the housing cooperative between the hours of 22:00 – 07:00. During this time no loud music shall be played nor other activities that could disturb the sleep of the other residents, or affect the environment in a negative manner in any way. For special occasions that might lead to noise after 22:00 hrs, the neighbours must be notified of this in good time prior to the event.

The neighbours must also be notified of work to be done during periods of moving, modernisation or repairs to the units or outside the dwelling that involve boring/drilling, grinding, sawing etc. during these hours:

07:00 – 20:00 weekdays, 13:00 – 18:00 on weekends and holidays

3. The use of the dwelling and any adjoining areas

The residents must ensure that:

- The dwelling is adequately heating during one's absence, while moving or in similar situations during the cold season so that water/drainage pipes are not damaged by ice/frost.
- Exhaust air fans/vents in kitchens, bathrooms and toilets must be kept open to avoid condensation and the growth of mould inside the dwelling. The ceiling fans must never be turned off under any circumstances.
- Behave correctly when using fire and heating to eliminate the risk of fire at the housing cooperative.
- Notify the board immediately if any signs of insects, cockroaches or similar vermin are seen in a dwelling. The member will pay the cost of extermination in his or her own dwelling. (The cost of this work is currently covered by the housing cooperative's homeowner's insurance, through Anticimex)

- Shaking textiles, beating carpets or similar actions from balconies or out of windows is not allowed.
- Balconies must not be used for storing garbage, furniture or similar items, and the residents are responsible for removing any snow and ice from these.

The members must ask the board for approval for any intervention into exterior walls or outdoor areas like setting up awnings, terraces, fences, fountains, panel fences, satellite dishes, heat pumps etc.

4. Common areas

The residents are encouraged to keep the housing cooperative's property clean and tidy. This includes all common areas.

Garbage bins are only meant for **household waste**. This includes:

- Food waste/Biomass,
- Paper and glass/metal
- Residual household waste
This must be sorted and discarded in the correct bins.
- Please put your plastic in the blue bags and dispose of these in the normal garbage bins.

The garbage bins are only used for household waste, plastic and paper – nothing else. Old furniture, polystyrene insulation, electrical equipment, garden waste and other large items that you wish to discard must be driven to the municipal recycling station at Gomsrud or another recycling station. Common areas must not be used to store the residents' belongings. Strollers/prams and bicycles may however be placed at designated spots to keep corridors empty and not obstruct pedestrian traffic.

5. Operating vehicles and parking

Operating motor vehicles on the housing cooperative's property must be done with caution because there are always children nearby. Speeding or careless driving is not allowed under any circumstances on the property. There are signs on the streets indicating a speed limit of 30 km/hour. Please park your vehicle in your designated garage, in front of your housing unit/apartment or at the parking spaces available for guests and residents. Please do not park on the street if at all possible. Parking is not permitted on the playground or on the street beside it. Unnecessary idling is prohibited on the housing cooperative's property. This is a national regulation (see Subsection 16(1) of the Norwegian Traffic Rules).

Unnecessary or disturbing use of vehicles is not permitted on the property or near the buildings. Idling or use of a vehicle is not permitted due to noise and emissions of exhaust and gases.

This rule also applies in the winter while de-icing the windscreen/windows of your automobile. You may however leave your car idling as you scrape your windscreen.

6. Pets

Pets are ordinarily permitted at the housing cooperative, such as cats and dogs, assuming the owner takes full responsibility for the animal and it does not bother the neighbours or others. The owner must remove the animal's droppings. Dogs must be leashed when on the housing cooperative's property; see the municipal regulations concerning the keeping of animals for the Municipality of Kongsberg. Dogs and cats must be kept away from common playground areas as far as this is possible. Cat food or dog food may not be left unattended outside, under any circumstance.

Pets may not be fed and left unattended. You may not leave food for your pet outdoors on the housing cooperative's property because it might attract stray animals such as cats, rats and mice.

Dogs and cats must be identifiable by chip and collar/name tag. You are required to fill out a form as soon as you move in or acquire a pet. This form is to be sent to the housing cooperative's board.

Repeated violations of these rules may be considered a violation of the housing cooperative's articles of association. Violation of the articles of association is grounds for eviction and enforced sale of your dwelling. Ref. Chapter 6 of the Articles of Association.