

RULES OF CONDUCT FOR FRYDENLUND HOUSING COOPERATIVE

Adopted at the extraordinary general meeting on 8.11.1983, and amended on 20.5.2000, 16.10.2000, 15.5.2003, 1.6.2004, 10.5.2005, 15.9.2009 and 7.5.2015

Most recently amended at the general meeting on 31.5.2018

1. INTRODUCTION – WHY DO WE HAVE RULES OF CONDUCT?

When we live in a housing cooperative, we live closer to one another than we would do if each of us had our own house. That requires greater flexibility on the part of all of us, and we need to show consideration to one another as much as possible. That is an obvious prerequisite for us all to be able to function as good neighbours.

In a housing cooperative we are all equal – whether we live in a 2-room or a 5-room apartment, in a block or an individual house.

However, a housing cooperative is no more of an ideal society where everything sorts itself out than the society at large. Like the society at large, we need certain rules for living, certain reminders, expressed in the form of rules of conduct, which are adopted by the housing cooperative's general meeting.

The provisions of the rules of conduct apply to all residents, and all residents are equally obliged to abide by them. They can be considered as the housing cooperative's internal laws. It is not possible to write laws to cover all eventualities. Nor is it possible to do the same with rules of conduct. So we have to make an assessment based on the main intention – creating the conditions for the best possible living environment – even if the specific case is not exactly expressed in the rules of conduct. In other words: **We have to use common sense!**

It is not the intention of the rules of conduct to put unnecessary obligations on residents; they are intended to ensure peace, comfort and security, as well as good neighbourliness. In these rules of conduct, the emphasis, as far as possible, is on trying to maintain individual expression for each resident, as well as the sense of community within the individual buildings and within the housing cooperative as a whole. Each individual resident must, therefore, use their home, shared areas and outdoor areas in a manner that could not be reasonably said to disturb others.

The rules of conduct are part of the lease agreement for your apartment. If the provisions of the rules of conduct are not complied with, this may result in your lease being terminated. The apartment owner is responsible for ensuring that the rules of conduct are complied with by the other members of the household, and other persons granted access to the apartment. The board of the housing cooperative is authorised by the general meeting to enforce the provisions of the rules of conduct.

Any proposed change to the provisions of the rules of conduct must be dealt with in the usual manner and be adopted by the general meeting.

2. THE APARTMENT/RESIDENCE MUST NOT BE USED IN A MANNER THAT INCONVENIENCES OTHERS

The volume of audio equipment, radios, TVs and video equipment must not be so loud as to disturb neighbours. This also applies to musical instruments.

Carpentry work, hammering, etc. and the use of electrical drills is not permitted before 0800 or after 2000 on weekdays, and not after 1800 on Saturdays or days before public holidays. Such activities are not permitted at all on Sundays. In general, there must be no noise from apartments between 2300 and 0700.

If you are planning a party (in the apartment) and are expecting there to be more noise than normal, you must warn your immediate neighbours (above, below and to the sides of you) in advance.

3. CLEANING OF STAIRWELLS – BLOCKS

The floors in stairwells, including the stairs, balustrades, security cabinets, doors, windows, etc. are washed by an external cleaning company.

Ceilings and walls in the stairwell are only washed following detailed instructions from the housing cooperative's board or the block representative, and then as a joint effort.

It is not permitted to leave skis, sledges, bikes, shoes, boots, etc. inside the stairwell or outside the entrance to your apartment.

4. LAUNDRY ROOMS

There are specific rules for using the laundry rooms. These are posted in the laundry rooms and must be followed by all residents. In particular, the instructions for using the machines must be followed carefully.

5. DRYING/BEATING/AIRING FABRICS

It is only permitted to hang out laundry for drying, beating carpets, etc. on ordinary weekdays. It is only permitted on Saturdays and days before public holidays until 1800. It is not permitted to beat and shake fabrics, carpets, etc. from the balcony or window.

Use of the beating racks is only permitted on weekdays between 0800 and 2000. It is only permitted on Saturdays and days before public holidays between 0800 and 1800.

The drying racks must not be positioned so that they inconvenience your neighbours or adjacent properties.

6. BLOCK TERRACE PLANTS

In the block areas, plants may be planted in plant boxes and on the ground as long as nobody else is inconvenienced by them. Plants must not be so large or strong that the roots could damage the plant box or that branches could damage the building. No plants may exceed their designated area, either in terms of height or width. Take care not to get too much water on the terrace floor, especially in towards the building wall. Snow, ice, leaves, etc. must be removed so that there is no water damage or blocking of drain pipes. It is forbidden to use salt, etc. to melt ice or snow on the terrace floor. In individual houses/terrace houses, you must ensure that trees, bushes and flowers are not planted so that they grow in towards the building walls and woodwork. This may result in building damage and hinder future maintenance and building checks.

7. EXTERNAL LIGHT IN THE BLOCKS

The external light outside the entrances to the blocks will only be switched on when it is required.

8. LOCKING OF EXTERIOR DOORS IN THE BLOCKS

The exterior doors and storage room doors must always be locked.

9. FOOD WASTE AND OTHER WASTE

Rubbish chutes/bins are designed for domestic waste and must not be overfilled.

Waste must not be left next to the bins.

All food waste must be carefully packed. Broken glass and sharp objects must not be placed in the chutes/bags. Garden waste must not be placed in the rubbish bags.

10. ELECTED REPRESENTATIVE

A representative must be elected for each stairwell in the blocks and for each section of terrace houses.

The elected representative is responsible for organising the following year's election of a representative. See special instructions for elected representatives.

11. SHARED AERIAL SYSTEM

The shared aerial system for radio and TV may only be connected to approved reception equipment, and only connection equipment specifically designed for this system may be used. Private aerials must not be fitted without the consent of the board. Two connection cables for radio and TV respectively are provided for each apartment. These must not be removed when you vacate the property.

12. USE OF COMMON AREAS

Green areas that are not part of an individual apartment are shared property and are for common use. These areas and all plants must be treated with care. You may not enclose parts of the shared areas within your own area, by means of fencing or other enclosure, without the consent of the board. Users of the areas around the sand boxes must do their best to maintain cleanliness and order around the boxes. It is not permitted to throw food onto the ground to feed animals or birds. Ball games and ice hockey are only permitted on the ball pitches. The other shared areas must only be used for general games.

13. COMMUNAL WORK ON THE HOUSING COOPERATIVE'S PROPERTY

The board of the housing cooperative is authorised to determine the time for communal work on the housing association's property.

14. DRIVING WITHIN THE HOUSING COOPERATIVE'S AREA

It is in principle only permitted to drive a vehicle on the side roads to the blocks and individual houses in special cases, and then at a very slow speed.

15. PARKING

Most apartments in the housing cooperative are allocated a garage space. Any additional family cars must be parked on the public road, or you can lease a parking space. The garage spaces are only to be used for parking vehicles within the clearly marked lines. Other items must not be stored in the garage. It is strictly forbidden to store petrol outside the vehicle's actual tank, or other flammable objects, either inside or outside the vehicle. Nor is it permitted to repair or wash the car there. Loose objects may be removed without warning.

The housing cooperative has parking spaces to lease for cars, electric cars, mopeds/motorcycles. The garages are equipped with automatic door openers/closers. Everyone is obliged to stop immediately after entering/leaving the garage to make sure that no unauthorised persons have gained access.

16. GUEST PARKING

The guest parking can be used by Frydenlund housing cooperative guests for up to 3 days. The time limit of a maximum of 3 days applies to both short-term and long-term parking within this period. 'Guest vehicles' refers to vehicles with a registration address outside the housing cooperative.

Residents of the housing cooperative can park during the period from 0600 to 1800.

Outside this period, residents may park for 20 minutes.

A violation of these rules will incur a fine. Following the 3rd fine, the vehicle will be towed away.

Unregistered vehicles, trailers and other associated equipment will be towed away/removed immediately at the owner's cost.

17. THE HOUSING COOPERATIVE'S AREA

Parking and driving within the housing cooperative's area is only permitted in connection with loading and unloading.

A fine may be issued for vehicles left longer than 20 minutes.

Parking is forbidden in the green areas of the housing cooperative.

A violation of these rules will incur a fine.

Any parked vehicles that block access for emergency vehicles or snow clearing will be towed away. All driving and parking in the housing cooperative's area is at your own risk.

18. CATS AND DOGS

Cats and dogs are permitted in the housing cooperative.

A pet owner's declaration must be signed and presented to the board for approval before acquiring the pet. The approval is only valid for the pet for which approval was sought. A new declaration must be submitted for each new pet.

It is illegal to acquire or look after fighting dogs or other breeds that are illegal in Norway in accordance with the rules of the Norwegian Ministry of Agriculture and Food.

If there is any doubt about the breed, the dog owner must present their dog to an official appointed by the board for approval of the pedigree/certification of registration.

Illegal animals must be removed within one (1) week.

It is not permitted to breed or raise animals in the housing cooperative.

Cats/dogs visiting/being cared for for up to two months must be registered with the board. Pets visiting longer than two (2) months will be considered permanent residents, and an application must be submitted as for dog owners.

Shareholders are responsible for ensuring that the pet owner's declaration is complied with during the visit period, and that the breed is approved.

All points of the pet owner's declaration are to be considered part of the rules of conduct.

19. DAMAGE TO THE HOUSING COOPERATIVE'S PROPERTY

If damage to the housing cooperative's property or possessions can be tracked back to a specific person (or several specific persons), the relevant person or persons will be liable for the damage. Structural changes to the apartment (erecting/taking down walls, etc.) must be approved by the board of the housing cooperative before the work commences.

20. OPEN-AIR BARBECUING

Barbecuing must not cause inconvenience to your neighbours (smell, smoke, etc.). Particular attention must be paid to the danger of fire in connection with barbecuing.

The use of charcoal barbecues is not permitted on terraces/balconies. A gas or electric barbecue may be used.

In accordance with fire regulations, gas bottles must not be stored in cellars or in attics.

21. CARETAKER SERVICES

The housing cooperative has an agreement with an external caretaker service.

22. SANITARY SYSTEMS/VENTILATION SYSTEMS

Only toilet paper may be used in the toilet. Nappies, etc. can easily block the pipes. Flammable liquids (petrol, thinner, etc.) or aggressive liquids (undiluted chemicals, such as acids, alkalines or developing fluids) must not be poured down the toilet. Everyone must know where the stopcock for the apartment is located. (The caretaker can show you).

23. WATERING

The City of Oslo has rules for watering gardens, lawns, flower beds, play areas, etc. using hoses during the period 1 May-1 September.

In the blocks, the water will be connected from spring to autumn so that everyone is able to water. Everyone is obliged to abide by the watering restrictions. Watering with a hose is only permitted during the period

1 May-1 September between 2100 and 2400 according to the following date scheme:

On odd dates for houses with odd street/road numbers.

On even dates for houses with even street/road numbers.

24. SUBLETTING THE APARTMENT

The apartment may only be sublet if approved by the board of the housing cooperative, and nobody may move in until such approval has been given. The person who owns the apartment is responsible at all times to the board of the housing cooperative with regard to conditions in the apartment.

25. ENQUIRIES TO THE BOARD OF THE HOUSING COOPERATIVE

All enquiries to the board of the housing cooperative must be submitted in writing in order to be dealt with by the board. The board has a duty of confidentiality in all matters it deals with.

26. TRANSFER RULES FOR AVAILABLE APARTMENTS

Seniority for transfer to an available apartment is calculated from the date of moving in. Those residents who moved in when the housing cooperative was new have the same seniority, calculated from 1 July 1982. Where the seniority of applicants for an apartment is the same, lots will be drawn. If the available apartment is not sold to any of the housing cooperative's shareholders or members of OBOS applying for housing, the children of the shareholders have the preemptive right of buying, if the child is over 18 years of age. The seniority of the parents in the housing cooperative will be used as the basis. Where the seniority is the same, lots will be drawn.

27. SUPPLEMENTARY PROVISIONS

Any messages from the board to residents communicated by circular or notice are to apply in the same way as the rules of conduct that are part of the lease agreement.

28. THE LEASE AGREEMENT

For all other matters, please refer to the lease agreement, which contains provisions relating to the lessee's obligations and responsibilities, and which contains specific details of the terms of the agreement regarding rents payments and subletting.

29. CHANGES TO THE RULES OF CONDUCT

Any proposed change or addition to the rules of conduct must be submitted to the board of the housing cooperative in writing. The general meeting of the housing cooperative will adopt any changes by simple majority.

PET OWNER'S DECLARATION

Name: _____

Address: _____

Apartment no.: _____

THE SHAREHOLDER IS GRANTED THE RIGHT TO KEEP 1 (ONE) CAT/DOG

THE CAT/DOG IS A: _____ (breed),

AND WAS ACQUIRED ON: _____

THE SHAREHOLDER IS OBLIGED TO ABIDE BY THE FOLLOWING RULES:

1. The cat/dog must ALWAYS be kept on a leash within the housing cooperative's area.
2. Dogs MUST always be taken outside by an responsible person with control over the animal.

The dog MUST be taken to a suitable exercise area – and NOT exercised near play areas, sand boxes or planted areas. The dog MUST NOT be left alone in the apartment if it barks/howls or inconveniences the neighbours.

REMEMBER: Being a dog owner comes with responsibilities.

Cats must not be let out around flowers and bushes, as they may destroy them.

Nor are they permitted in children's sand boxes – children may eat the sand. We recommend getting the cat a litter tray.

3. Show consideration. Not all people like dogs and cats. Some people are frightened, while others are allergic.

4. If legitimate complaints are received regarding my cat/dog causing problems for the neighbours due to smell, noise or for some other reason, I will be obliged to remove the animal from the apartment if the complaints cannot be reasonably settled in any other way. In disputed circumstances, the board, following negotiations with the parties involved, will determine if the complaint is justified.

5. I declare that I am responsible and liable for compensation for any damage

that my cat/dog causes a person or property within the housing cooperative, e.g. damage to doors, frames, flowers, plants and green areas, etc.

6. This declaration is considered part of the apartment lease, and any breach of the declaration will be considered a material breach of the lease.

Furthermore, I declare myself willing to accept those changes to the provisions on pets that the shareholders may consider necessary to introduce at the general meeting at any time.

Two (2) copies of the pet owner's declaration have been drawn up, one copy for the shareholder and one for the board.

Oslo,

Signature