

## Hagaløkka 1 Condominium

### Revised (last modified) 14.05.2019

#### 1. General:

Doors, basements, stalls and laundries must always be locked. It is not allowed to hang flower boxes and / or rugs and other items outside the porch railings. Original facade to be maintained. When painting windows and verandas, existing paint must be used. Escape routes must never be blocked: Floor or wall hatches on the verandas must not be blocked floor coverings / carpets, furniture, m.m. Private objects must not be stored in entrances, stairwells and basement rooms. Use the stalls. When renovating, waste must not be placed outside the blocks.

#### 2. Noise:

Residents are advised to show consideration. Knocking and drilling in walls, ceilings and floors is not allowed before kl. 07:00 and after kl. 20:00 on weekdays, and not before kl. 07:00 and after kl. 18.00 on Saturdays. On Sundays and public holidays and public holidays, it should be quiet. After kl. 23:00 there should be peace every day. Private washing and drying machines must not be used after that time.

#### 3. The laundries:

The laundries can be used already at 07.00 every weekday, but must be completed no later than 20.00 (16.00 on Saturdays). Ordering washing time is done by endorsement on lists in laundries. You can only subscribe for one wash at a time. The laundries use card machines. Cards can be purchased from a caretaker. The laundries are not a playground for children.

#### 4. Parents', guardians' and landlords' responsibilities:

Parents and guardians are responsible for ensuring that children do not play in entrances, lifts and stairwells. They must also make sure that children do not throw / lose things from porches and windows.

Parents and guardians are financially responsible for damages inflicted on children by the condominium and others property within the condominium area. Landlords have the overall responsibility for their tenants.

#### 5. Ball game:

Ball games are not allowed in front of the blocks, garages and in the parking areas. Space is reserved to ball games below the B-block.

#### 6. Cleaning:

It is not allowed to knock, shake and air carpets, bed linen and clothes out of the windows and above porch railings. If a resident's activities have caused extraordinary mess and clutter, eg. in the event of refurbishment, relocation or the like, this must be removed as soon as possible, and no later than at the end workday. General cleaning of stairwells and entrances is carried out by a cleaning agency.

#### 7. Mailbox and calling system:

All residents must provide mailboxes and nameplates with name tags. unauthorized

"Hobby work" on the calling system is not allowed. This can lead to the loss of the plant as a whole rise. Repair of this entails large costs and can be charged to the tortfeasor.

Mailbox signs must be white with black text and ordered from a caretaker. In addition to name should the relevant floor be written on the sign - use lowercase letters and write eg: 1st floor. All sections' entrance doors must have nameplates erected, so that the fire brigade, ambulance or ambulance can get information.

#### 8. Ventilation(open doors/windows) and ventilation:

The condominium's buildings have a central ventilation system. The apartment's exit door must not be used for venting. It is not permitted to use an extractor fan connected to the ventilation system.

#### 9. Grilling:

Grilling on verandas is not allowed. This applies to all types of grills.

#### 10. Ventilation of dog:

Reference is made to Asker Municipality's regulations on general restraint on all public and densely populated places in Asker. Ventilation of dogs should NOT be done on playgrounds, lawns and areas where children play. It is mandatory to use a dog bag.

#### 11. Smoking:

Smoking in the internal common areas of the blocks is not permitted. It is not allowed to throw cigarette butts and snuff outdoors. Residents are advised not to smoke on the porch between 23:00 and 07:00.

#### 12. Satellite dishes:

Permission was once granted to set up its own satellite dish on the veranda, provided that no one part of the antenna comes outside the facade.

#### 13. Disposal considerations:

Our waste rooms have 2 containers: 1 for residual waste and 1 for food waste (free special bags MUST used, these can be picked up in all grocery stores). Objects must not be thrown in the waste rooms, but delivered at Yggeset waste park in Heggedal, or you can store it in your own basement shed, until waste containers are put out on the site. Paper, cardboard and folded cardboard and plastic thrown in separate containers located by the tractor garage. Paint residues, chemicals, small-electric, the like delivered at Yggeset waste park. The nearest containers for glass, bottles and metal are located in the parking lot by the grocery store in Hagaløkkveien 7. Grease and oils should not be poured in the kitchen drains or in the toilets. Use a beverage carton and dispose of it in the container for general waste(garbageroom).

What can be thrown where, in Asker municipality - see: [www.sorter.no](http://www.sorter.no) or call Servicetorget.

#### 14. Bicycle stalls:

There are two bicycle sheds in each block, to which the residents have a key. The stalls must be kept locked to prevent thefts. Bicycles and prams must be stored in the bicycle sheds. They should not be placed outside.

#### 5. Car use / parking:

Unnecessary driving and parking in front of the entrances must be limited and completely avoided night. Necessary parking at the entrances in connection with transport is only allowed in maximum 20 minutes. Car repairs, wheel changes and the like are not allowed in front of the blocks. Residents are not allowed to use the guest parking, nor for any borrowers vehicle. Make sure your guests use the guest parking so that they do not occupy private seats. Guests can use the guest car park. For parking beyond 20 minutes, must guest parking cards be used, or parking permits are issued by the caretaker or board member.

Craftsmen may park at the entrances during the day, provided they do not obstruct others. Each resident must inform their craftsmen about this, and at the same time make sure that he will receive a parking permit. Parking permit available from caretaker or Chairman.

All sections must have their own parking space. Owners of garages and carports can sell their space for other sections, but must then change to the buyer's car parking space.

Residents who rent extra parking space from the condominium must end the tenancy when it does not no longer is the need for the extra parking space.

It is not permitted to sublet parking spaces to external parties who do not own a section in Hagaløkka 1 Condominium.

Residents with electric cars must ensure that the power outlet is dimensioned for current use. Usual power outlets and outlets for engine heaters cannot be used. In order to have a charging station built, it must application is sent to the board. The cost of constructing a new charging point must be covered by the section owner self. Electricity is charged in the monthly rent.

#### 16. Snow removal:

Snow clearing on walkways and parking lots is taken care of by caretakers to the extent that clearing can made with a tractor. It is the residents' task to clean and sprinkle their own parking space to avoid the build-up of ice swells and the like.

**Show consideration and respect for our common values !!**