



House rules for dwellings

Borettslaget Blokka Mi Elvehavn Brygge

1. Purpose and extent

House rules are to be followed in order to keep peace and order, and to ensure and protect a comfortable living environment. These rules apply to all who are staying/living in this building, long or short term. Importantly, unit holders are responsible for complying with the rules themselves, and at the same time informing and making sure that any household members, visitors and tenants are aware of the rules and do comply with them.

2. Activities and levels of noise

Residents are encouraged to limit all activities that may seem disturbing to the neighbours. Special attention should be given to preventing other residents' night's sleep from being disturbed. According to the law currently in force in city of Trondheim, there must be peace and quiet in the house after 11:00 PM. The same rule also applies before 9:00 AM all days. Additionally, Sundays and public holidays are to be kept peaceful. All noisy work in apartments, including use of washing machines, dryers or similar should end before 10:00 PM.

3. Use of residence and surroundings

The residents are to make sure:

- that the apartment is adequately heated when left empty due to vacations, moving or similar during the cold season in order to avoid and prevent water pipes from freezing.
- that exhaust valves in the kitchen, bathroom and toilet are kept open to avoid condensation damage and moulding in the apartment.
- to act responsibly when it comes to everyday use of fire and heat and not to take any unnecessary risks putting themselves and their neighbours in danger of fire in the building
- immediately report to the board if bedbugs, cockroaches or similar are found in the home. Unit holders must provide for disinfection and all the other necessary efforts to remove these at their own expense.
- that shaking of clothes, blankets, carpets, rugs and similar from the balcony or through the windows does not occur.
- that the balcony is not used as a storage space for garbage, furniture or similar. The residents are also responsible for removing snow and ice from their balconies.
- that unwanted mail such as advertisement or similar is tossed in the trash bin placed near the mailboxes in order to keep the entrance area clean and tidy.
- unit holders shall apply to the Board for access to engage in external walls/ outdoor areas such as setting up awnings, partitions, satellite dish antenna, heat pump/air condition or similar

4. Public areas

Residents are encouraged to keep the property clean and tidy including the surroundings. Trashcans outside of the building are only intended for household waste. Paper is to be sorted and discarded in its own containers.

Glass and other hazardous objects are to be tossed in their own containers too. Wastes should not be left outside of the trashcan. The common areas are kept free of objects belonging to the residents. This also includes doormats that are not allowed in corridors outside of the apartments.

Smoking on the roof terrace should not take place, except the area specifically marked for this. The residents should also pay attention to smoking in places that could bother the neighbour's, e.g. the balconies.

Food should not be placed nowhere at and around the building property as this may attract rats and mice.

Common doors must always be locked. The lights are to be turned off after use in the basement. Bicycles, strollers, scooters should be placed in the bicycle booth or in designated places, not at the entrance.

All mailboxes must have nametags and stickers in the same style and form. Only the board can order nametags.

Change of residents is reported to the board.

The board will send a note announcing 7 days deadline in the mailboxes with unrecognised nametags and/or temporary stickers.

You have then 7 days to make sure the right tag is placed. If the board does not receive feedback within the deadline, the board orders new mailbox sign with the name as indicated on the temporary notes. Changes can be notified via e-mail or via our web page.

The costs are unit holder's responsibility and the invoice will be sent. Changes in phone numbers are reported to the board also through e-mail or web page. Max one (1) phone number per apartment.

5. Pets

Animals and pets are allowed considering that the unit owner accepts and follows the rules. Pets must be held on leash when in public area of the building, including roof terrace.

Total amount of pets per apartment is two. If the number is over two, this must be requested by contacting the board.

Residents who keep animals must make sure that they do not bother the neighbours in any way, take responsibility and not leave excrement anywhere on the building property or surroundings.

6. Violation of house regulations

Any violation of the regulations is to be regarded as breach and misconduct and may lead to sanctions.

Adopted by the general assembly on 29.01.2008 with changes made at the general meeting 25.06.2015 and 10.05.2016.