

HOUSE RULES & REGULATIONS

Aims

The reason for the rules and regulations is to guarantee that all owners, tenants or users of an apartment are able to enjoy a safe, comfortable, hygienic and harmonious living environment, and to prevent situations arising from careless and thoughtless behavior or acts of neglect by owners, tenants and users which may result in damage to persons, property and environment thereby effecting the value and reputation of the property.

Every owner, tenant or user of an apartment and their guests must accept the rules and regulations whilst living in the apartment. It is the duty of the owner/tenant to ensure that all guests and users abide by the rules and regulations.

Section 1

- a.** It is the responsibility of every owner, tenant and user to preserve the silence within the building.
- b.** Drilling, hammering or producing music or other forms of loud noises are not allowed between 23.00 - 08.00.

Section 2

- a.** The use of the swimming pool is at your own risk and diving is not allowed.
- b.** Pool open hours 8.00 – 23.00. No exceptions will be made.
- c.** It is forbidden to reserve sun-beds using hand-towels or other objects.

If you leave the facility you are not allowed to make any reservations.
- d.** Parents are responsible for their children, especially for those who cannot swim.
- e.** It's not allowed to take a shower with soap, shampoo etc at the pool
- f.** The minimum clothing at the facility including the pool, is swimwear. A bra is mandatory for ladies (Exceptions for small girls / babies)
- g.** It is not allowed to jump from the bridge.
- h.** It is not allowed to bring any kind of glass articles to the pool area (glass bottles, drinking glass etc)

Section 3

It is not allowed to:

- a.** For individuals to perform repairs or maintenance work on the cables or fixtures of the lighting system in the stairwells and other common areas.
- b.** To smoke in the common areas (Stair well, central entrance, lift or the basement floor).
- c.** To clean any vehicle in the public pedestrian areas or any other areas around the building.

- d.** To perform any activity (repairs of installations, vehicles, furniture etc) in the public pedestrian areas and in the areas around the building (green spaces, flower borders, walkways etc)
- e.** It is not allowed to feed any animals at the facility common areas. Animals are often sources of infections and increase the risk of infection and poor sanitation.
- f.** It is not allowed to walk the dog or other animals within the common area.

Section 4

- a.** The owners, tenants and users are to ensure both collectively and individually that the common area and outside areas of the building are not littered or damaged.
- b.** All owners, tenants and users must dispose their domestic and organic waste in the designated containers outside of the property. It's not allowed to put/keep the trash just outside your own entrance door, nor to store garbage in any common areas (such as in the shared storage rooms)
- c.** The main entrance door to the blocks shall be closed at all times.

Section 5

Users must be aware of their joint responsibility for the safety and comfort of persons and objects around the apartment buildings.

To achieve this objective they must:

- a.** Be aware of any strangers.
- b.** Take notice of unusual or dangerous situations.
- c.** Check that all common entrance doors are closed.
- d.** Do not allow strangers to enter; this means you should not open the main entrance doors to anyone you do not know.
- e.** Do not open the door to hawkers or beggars.
- f.** Inform the administrator about damages and defects which occur to the common areas.
- g.** Owner or tenant who has visitors, are fully responsible for everything that the visitor had to make that break any rule.
- h.** Owners, tenants and users are totally responsible for the loss of keys, even for keys given to any third parties. This includes the keys for the apartment, central doors and for storage areas.

Section 6

The technical spaces and the roofs of the apartment building are only accessible to designated persons, such as maintenance staff, representatives of the committee and the administrator.

Section 7

- a.** Carpets, rugs, towels etc, are not to be shaken outside the balconies or within the common areas by anyone.

b. It is not allowed to hang towels, cloths, swimwear or other items over the railing. Do use drying rack for this purpose.

Section 8

The fitness room:

The equipment in the fitness room must only be used for the purpose intended. Damages which occur due to miss-use will be charged and such charges recovered from the user.

- a. The room shall be left tidy and the equipment must put back in place, ready for use.
- b. Children under an age of 16 years, should not use the room without supervision from an adult

Section 9

The Sauna:

- a. Children under 16 years must be accompanied by an adult
- b. Sauna to be left tidy and in good condition after use, and the key to be returned

Section 10

The renting of an apartment is outside the authority of the Home Owners Association. The owner is always held responsible for any damage that a tenant, guests or user may cause. Tenants need to obey the Rules and Regulations and it is the owner's responsibility to ensure that all tenants, guest and users are aware of them.

Violation of the rules will be reprimanded and followed up by the administration. Repeated violations could result in dismissal from the common areas and the use thereof.

Section 11

It is not allowed to make changes on the terrace or on the building, façade changes, without the approval at the Annual Meeting.