

## **Standard regulations for housing cooperatives**

These regulations do not just outline your duties. On the contrary, they also describe your rights. The regulations are intended as a protection for good residents and to ensure good, quiet living conditions in the entire residential area. This promotes a pleasant atmosphere in the home and a sense of wellbeing.

Therefore, it is in the interests of each and every occupant to do their best to comply with the regulations and help create the respect for the regulations that is needed to make the residential area into the pleasant place we want it to be.

The main intention is that no dwelling should be used in a way that inconveniences the other residents.

### **General regulations**

The dwelling and the rooms belonging to it must be used with care. Residents are liable to compensate any damage caused through negligence. It is important to comply with the instructions given.

Please notify the housing cooperative's board or representative immediately of any material damage you discover/ that occurs in the dwelling. It is the duty of the residents to arrange for the usual cleaning within the property boundaries according to the guidelines adopted by the board. Do not let paper and other waste destroy an otherwise pleasant impression.

A common antenna for radio and TV has been fitted, and only the special wires provided may be used. Any erection of extra private antennas must be approved by the housing cooperative's board.

Residents are not permitted to dry laundry outdoors or to carry out work giving rise to noise on Sundays or Public Holidays or 1st May and 17th May. Please consider your neighbours.

Cars may be cleaned at assigned places.

### **Lawns and plants**

Please ensure that walking on the lawns during the spring and autumn rains is kept to a minimum, as the grass roots may easily be damaged. Help ensure that bushes, trees and other plants are not destroyed by children playing. Cycling on lawns and in playgrounds is not permitted.

### **Football**

Football may only be played on the football pitch belonging to the block and not on the lawns. Residents are requested to help ensure that this rule is complied with.

### **Pets**

As a main rule it is not permitted to keep pets. Residents may nonetheless be allowed to keep pets if there are good welfare reasons for so doing and it does not cause inconvenience for the housing cooperative or other users of the property (cf. Section 5-2 of the Tenancy Act).

The board may therefore permit residents to keep one dog or one cat, subject to a written and reasoned application. The application shall be written on a separate form, which may be obtained from the board. The resident is also required to confirm in writing that the stipulated conditions for keeping pets will be complied with. The application must also be accompanied by a signed statement from the nearest neighbours stating that they do not object to the resident keeping the pet.

The board shall consider the application within one month of receipt. No response will be regarded as approval. A refusal may be appealed to the housing cooperative's general meeting.

Any complaints against the keeping of pets must be made in writing. The board may call in the parties for interviews concerning the matter. The board may order the pet-owner to remove the animal. In the event of material breach and refusal to remove animals, the board may consider terminating the pet-owner's lease.

### **Quiet in the dwellings**

There shall be no noise in the dwellings between 11 pm and 6 am the dwellings. During this period singing, loud voices, the playing of musical instruments or the use of washing machines is not permitted. Tapping of water, giving rise to noisy pipes, should also be avoided whenever possible during this period.

Music practice is not permitted after 8 pm and on Sundays and Public Holidays. Music lessons are only permitted subject to the approval of the housing cooperative's board provided that other residents are not disturbed.

### **Equipment, signage, etc.**

The erection of flagpoles, signposts, sunshades etc. requires the written approval of the housing cooperative's board.

### **Parking**

The housing cooperative's parking and traffic rules must be obeyed. Use the parking spaces provided. Drive slowly and with care within the housing cooperative's property.

### **Especially concerning blocks of flats**

No cycles, skis, children's prams etc. may be placed in common staircases, landings and corridors. Outdoors cycles etc. must be parked so they do not inconvenience others.

It is not permitted to shake out rugs or bedding from balconies or windows.

It is the duty of the residents to keep clean all common stairs, storage spaces, lifts etc. The residents shall clean the stairs to the floor below in turn or in accordance with a cleaning rota or other agreement.

Grates (drains) on the balconies must at all times be kept free of dirt to avoid surface water from penetrating the dwelling. Damage caused by such negligence may result in financial liability.

To the board

### Application to keep a pet

I, the undersigned \_\_\_\_\_ address \_\_\_\_\_

hereby apply for permission to keep \_\_\_\_\_ for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

I hereby undertake to comply with the following rules that have been adopted by the general meeting / commonhold meeting.

### Declaration

1. It is assumed that the owner of the animal is familiar with the municipal police regulations applying to the keeping of pets and the penal provisions that apply to keeping pets. Dogs shall be kept on a lead within the housing cooperative's / commonhold property's premises.
2. I declare myself responsible and liable to compensate any damage or injury that my dog / cat may cause to any person or property, for example claw-marks on doors or doorframes, damage to flowers, plants, greenery, etc.
3. I commit myself to immediately remove any excrement left by my pet on stairs, roads, lawns, flower beds, etc.
4. I understand that keeping pets may cause inconvenience or disturbance to residents. If justified complaints are received that my pets are inconveniencing neighbours by their smell, noise etc., or in any other way representing a nuisance, for example by causing fear or anxiety, I undertake to remove the animal unless an amicable settlement can be reached with the complainant. In cases of doubt, the board shall decide after discussion with the parties as to whether a complaint is justified.
5. I declare myself willing to accept any changes to the rules that the general meeting/commonhold meeting may make and deem necessary to make.
6. This declaration is considered as part of the regulations and the lease contract. Any violation of the signed declaration will be considered as breach of the lease contract.

Stavanger \_\_\_\_/\_\_\_\_ - \_\_\_\_ Owner's / applicant's signature: \_\_\_\_\_

Attachment: Signatures of the nearest neighbours / residents in the entrance.

\_\_\_\_\_

1. The board grants permission to keep \_\_\_\_\_ on the conditions outlined below.
2. The board refuses the application due to: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Stavanger \_\_\_\_/\_\_\_\_ - \_\_\_\_

Chairman of the board \_\_\_\_\_