

# HOUSE RULES

## Stadsbrink 379 - 427 (odd numbers) Wageningen

### Article 1

#### *Introduction*

- a. Every owner, resident, user and/or family member is expected to read, acknowledge and closely follow the House Rules.
- b. When the Housing Contract is signed, you will receive a copy of these House Rules.
- c. Where in this document is referred to owner it includes the user(s)/resident(s) for as far the text does not show the opposite.

### Article 2

#### *Public spaces*

- a. Public spaces are sections of the building and associated ground, which are not labeled as private-sections.
- b. It is not allowed in or on the public spaces:
  1. Placing objects on the gallery is not allowed, with exception of loose standing decorations. A minimum spacing of 1 meter must remain for stretchers and escape path.
  2. Doing odd jobs. With exception of work being done in or at the same public space;
  3. Decorations like paintings, posters, stickers, to embellish or to make changes in another way, unless it has been approved by the General Assembly.
  4. Letting house pets loose on the gallery.
  5. Letting children play soccer, roller-skate and other activities which will cause noise.
  6. Entangle energy from the shared energy facilities, different from work regarding the public spaces, like maintenance and cleaning.
- c. The owner has to refrain from polluting the public spaces. If a certain space still has been polluted, then the owner has to clean it immediately on their own expenses.  
If the owner is neglectful, then the board can instruct a third party to clean it. The costs involved will be paid by the negligent owner.
- e. It is forbidden to smoke in the public spaces.
- f. The owner is not allowed to close or open and to switch on or switch off equipment for public use. Any complains have to be passed down to the caretaker. In case of damage the owner is being charged.
- g. Mail, newspapers and/or advertising flyers, have to be deposited in the right mailboxes. The owner has to bring the mail to their apartment and may not leave it in the public spaces.

- h. Domestic waste can only be deposited in well closed plastic bags in the right containers. The owner should contact the municipality itself for removing bulk waste.  
Organic waste, glass, paper and chemical waste should be deposited in the correct locations/containers by the owner.
- i. It is not allowed to enter the roof or letting others enter the roof via the apartment, other than to execute maintenance work which has been approved by the board.
- j. Malfunctions and complains have to be passed down to the caretaker

### **Article 3**

#### *Noise pollution*

- a. The owner is obliged to observe proper rest and being tranquil and not to cause any noise. This has to be taken in order for the apartment itself, the balcony and the public spaces.  
Festivities which will cause noise have to be announced on the pin-up board in the central hall, at least one week in advance.
- b. All of the odd jobs which will cause noise like drilling, hammering etc. are only allowed at the following times:
- Workdays from 08.00 till 20.00 o'clock;
  - Saturdays and Sundays from 10.00 till 17.00 o'clock.

### **Article 5**

#### *Moving and renovating*

- e. Costs from by cleaning activities of common areas, caused by renovating and/ or moving is charged to the owner.
- f. During moving and/ or renovating overloading the elevator must be prevented at all times.

### **Article 6**

#### *Private spaces*

- a. The owner is obliged to use the apartment corresponding the contract and the House Rules.
- b. It is not allowed to practice activities in the private spaces and storage areas, as well as store dangerous substances, which might cause any danger to the other residents.
- c. The owners are obliged to give access to a board member, or a third party designated by the board, to these areas, when the board thinks this is necessary.
- g. Parking in front of the driveway at the front door is not allowed. Neither is parking next to a yellow edge.

## **Article 7**

### *Balconies*

- a. It is allowed to hang laundry, blankets, satellite dishes, etc. as long as these are within the balcony border.
- b. Cleaning the windows on the outside of the house front is not allowed, when it can cause nuisance to other owners.
- c. The owner is obliged to clean the balcony and the gallery so there will be no blockage in the water drainage. If there is caused damage of the apartment underneath, the consequences of the damage will be for the causing owner.

## **Article 8**

### *Pets and birds*

- a. The residents is allowed to have pets which can be accommodated inside the apartment. Owners of pets must take care of the fact that the pet(s) do not cause nuisance to the other residents in any way.
- b. Bread, food etc. may not be thrown outside. Also placing (small) food containers or scattering food on the balconies or rooftops is not allowed.

## **Article 10**

### *Some details*

- a. Connections of other than motor-less hoods on the mechanical ventilation system are not allowed. By other use this ventilation system will be disordered. If there has been damage done to the ventilation system, the costs are for the owner.
- b. Owners have to take care of all the access doors being closed at all times. This is because of safety reasons. Pay special attention to the fire stairs.

## **Article 13**

In all cases, wherein the House Rules do not provide, the Board decides.