

## House rules

House rules are put in place to protect residents and ensure peace and good conditions throughout the residential area. It is therefore in each occupants own interest to get to know the rules, conform to them and work toward creating the respect needed to make this area the nice place we want it to be. This means that no apartment should be used in a way that bothers other residents.

The Board assumes that all residents have knowledge of the rules and know where information is available. It is ones responsibility to seek information themselves, e.g. in the information below. If you cannot find what you are looking for or are in doubt, please contact the janitor or the Board. They may help you. Do not take matters into your own hands even if they are not addressed here



*Valid from 29th of March 2016*



# A. Outdoor rules

## 1. Trash

Be helpful, pick up trash, and throw it in the nearest trash can.

## 2. Feeding birds

As to avoid bird food attracting other animals, birds should only be fed on the bird feeder. No food should be left behind on the ground.

## 3. Balconies

It is not allowed to shake or vent cloth, clothing/bedding from balconies or windows.

Venting and drying clothes must only happen in a way that does not bother others and those must not hang higher than the railing.

Install flower boxes, for security reasons, on the inside of the balcony.

Flagpoles, antennas, weather stations, signs etc. must not be set up without the approval of the Board.

Setting up windscreens, also on terraces, requires written approval by the Board prior to beginning work. The same applies to painting the original concrete partitions between apartments, as well as the door to concrete base at the entrances of some apartments

### Installing private satellite dishes.

1. The Board may, upon written application, grant permission to set up a satellite dish on the terrace/balcony.
2. The antenna should be placed within the individual terrace/balcony, and be invisible from the ground level. That means that the antenna top should be flush with the top of terrace/balcony fence.
3. A qualified firm should perform the work, and applications must be accompanied by comprehensive drawings. The installing of cables through an outside wall must be particularly documented.
4. Installing a satellite dish will not cause a reduction in overheads, although the common antenna unit will no longer be used.



*The drain on the balcony must always be kept open so that water can flow freely and does not enter the apartment.*

*Damages resulting from such neglect may lead to financial liability.*

*Fire-/escape-hatches between floors in high-rises are an escape route in case of fire. Residents may lubricate them occasionally..*

*Do not place anything over the hatch*

## 4. Greenery



Make sure bushes, trees and plants are not destroyed, for example during ball games and play..

## 5. Parking



Parking of motor vehicles, including motorcycles, is to take place on the marked spots. It is forbidden to park on the access roads to the individual blocks.

Residents and visitors are encouraged not to let the car run unnecessary and take into account the use of petrol/diesel heaters.

Cars without license plates are not allowed without the permission from the Board.

Parking for non-residents is not permitted.

Our parking facility is primarily intended to cover residents' needs for parking of (private) cars. The parking spots are therefore designed for ordinary passenger cars. When the need arises to park cars of other categories, one may apply for a permit from the Board, which will consider each case separately. In general the following rules apply:

### It is not allowed to park vehicles that:

- require extended license for category C1,
- do not fit in size on the marked spots,
- can cause difficulty getting in/out of cars that are parked in adjacent spaces,
- are otherwise a nuisance in terms of appearance or height/length, such as commercial vehicles, large cargo vans, trucks, construction machinery, excavators, tractors etc.

An exception is made for moving vehicles for short periods in connection with moving in/out.

Exceptions are also made for commercial vehicles of different categories in connection with work performed in the apartments and in our area during the day.

See also *information and supplementary provisions for B/L Rosenli, Parking.*



## 6. Car wash



Washing of cars should only take place on the «car wash spot» next to the shed. By paying a deposit of kr. 100.- and a one-time fee of kr. 200.- one will get the key to the «car wash spot» from the janitor. Remember to clean up after you, and put all the equipment back in its place and lock it in.

## 7. Barbecuing

Barbecuing with lighter fluid and char coal on the balconies/in front of apartments is prohibited because of the smell and smoke. Electric and gas grills are allowed. You may use the facility picture below, where you may use char coal.



## B. Inside rules

### 1. Pets



**As a ground rule, pets are not allowed. Residents can still be allowed to keep pets when there are good welfare reasons that argue for it, and when it is not a nuisance for the cooperative and the other residents, cf. § 5.11 (3.2) in Law on Housing cooperatives.**

The Board can therefore give permission for *one* dog or *one* cat based on a written application. Only indoor cats are permitted, and one does not need to apply for these. The application should be written on an appropriate form that can be acquired from the Board or the janitor. The form contains a declaration with conditions for the permit, and a signed form means that these conditions are accepted. Reptiles are not allowed

**The application should contain a signed declaration from the neighbours that they do not oppose keeping of a dog. The following are considered neighbours:**

- residents of the same stairway in Digranesveien
- residents of the same floor in Rosenli 15 and 17

The application shall be considered by the Board without delay. A refusal may be appealed. Complaints on pets should be submitted in writing. It can be that the breed seems threatening, or that the dog barks when alone. The Board can call the parties in for a conversation. The Board can, in case of complaints, impose removal of the animal. Upon significant breach, or if an order of removal is ignored, the Board may consider dismissal of the residents contract.

### 2. Basement areas

All interior and exterior cellar doors should be closed and locked. This is to avoid that things disappear and to keep mice and rats out.

It is not allowed to leave discarded objects, cardboard boxes or other debris in the basement areas. Flammable/corrosive liquids must not be stored here.

**Never use candles in your basement or stalls.**

### 3. Ventilation

Ventilation through the entrance door is not permitted. Windows in the stairways should be closed. If these are opened for ventilation, the person that opened them must make sure they are closed. Use the kitchen vent during cooking to avoid that smoke gets to the corridor. **Cooking smoke can activate the smoke alarm if it gets to the corridor. You will be charged for the expense of the emergency call to NOKAS or fire department.**

### 4. Smoking

Smoking is not permitted in public areas i.e. corridors, stairways, lifts and basement, and in Rosenli 12 Elandshuset's facilities for rent

### 5. Cleaning

Cleaning of the communal areas, corridors, stairways, windows, elevator doors etc. is conducted by a cleaning company. Floors and stairs are cleaned according to the overview hanging on the board in the hallway.



## 6. Quiet hours



Singing, loud speaking, playing music and use of washing machine/dishwasher is prohibited between 23.00 and 6.00.

Loud work is not allowed after 21.00 and before 8.00 on weekdays. It should not be done on Sundays or holidays or on May 1st or 17th. On Saturdays loud work must be finished by 18.00.

Music practice is not allowed after 20.00 and on Sundays and holidays.

Music teaching is only allowed after a permit from the board.

It is a prerequisite that other residents are not bothered. Calling NOKAS/police is allowed if there is noise and breach of point 5 in the house rules, but only after one has rung the bell and asked for the noise to be stopped. The cost of the call out will fall on the responsible resident.

## 7. Waste



See separate instructions in *information and supplementary provisions for B/L Rosenli*

## 8. Stairways/Corridors

Stairways/corridors are our residences face in public. It should be in every residents own interest that these look as good as possible.. In the low-rises every stairway is «autonomous», and every floor in the high-rises is also «autonomous».

This means that the residents should agree on how to use the waste stalls that are not in use any more, or the communal areas in the high-rises.

Strollers, skies, bicycles and toys shall not be left in stairways or corridors, but stored in allotted spaces. This is connected to requirements for escape routes. It is not allowed to bring bicycles and such in to communal corridors/stairways and/or elevators, and store bicycles in communal areas in the high-rises

**Exception:** Strollers can be stored in the corridor at street level in the low-rises. If you encounter something you do not think looks right, feel free to contact the Board or the janitor



## Contact information

Contact	Telephone	Information
Board chairman (per. 2018)	907 51 673	leder@rosenli.no
Janitor	900 47 317/51 56 20 62	vaktmester@rosenli.no
Renting the communal areas	994 06 070	utleie@rosenli.no
Web address	-	<a href="http://rosenli.no">http://rosenli.no</a>
BATE	51 84 95 00	<a href="https://bate.no">https://bate.no</a>
NOKAS	951 94 025	Remember to inform that you call from Stavanger
CanalDigital	06090	<a href="https://kabel.canaldigital.no">https://kabel.canaldigital.no</a>



## Be aware of the fact...

... that we have a lot of other rules as well, either found in our by-laws or as an appendix to the rules above. If you are in doubt of what applies to any situation you may find worth looking closer at, do not hesitate to contact any Board member