

VERENIGING VAN EIGENAREN LOGGER I – HEEMSKERCKSTAETE

Translation of DOMESTIC RULES OF ASSOCIATION OF OWNERS LOGGER I Agreed-upon in the General Assembly held April 27, 2010

The subject rules contain domestic regulations for the users of the Logger I building registered with the municipality of Amstelveen, section M number 3635.

“Users” are owners and tenants and individuals who hold another faculty to an apartment.

Article 1

The user is held to allow the construction of scaffolding, the use of balconies, terraces and galleries by personnel charged with cleaning and maintenance of gables, roofs and windows.

Article 2

Users and/or domestic help are not allowed to beat carpets and/or doormats on or outside the balconies and terraces, nor in the public areas.

It is not permitted to dry laundry or to ventilate blankets/sheets/pillows if this is visible from outside the building.

Article 3

- a. The users are held collectively and individually to prevent dirt and/or damage in the public areas. This includes the outdoor appearance of the building.
- b. Unwanted printed matters from mailboxes are not to be discarded in the hall or staircases.
- c. Users are to put garbage (bags) in the containers meant for this purpose.

Article 4

It is not allowed unless with the consent of the owners association:

- a. to place or have placed (motor) bikes, prams or other articles other than in the areas destined for this purpose (storage rooms).
- b. to carry out repair work of any nature to the electricity wires or lighting ornaments in the staircases or halls.
- c. to carry out or order to have carried out repair work of any nature in the public areas.

Article 5

The installment of sun and/or wind screens is allowed only when approved by the General Meeting of Owners Association. In such meeting the regulations regarding color and construction are determined. Sun and/or wind screens are NOT INSURED under the insurance policy of the owners association.

Article 6

The exploitation of a business or the conduct of an office in any form is not allowed without the consent of the general meeting, nor is it permitted to install advertisement-boards, announcements or invitations in the public areas on or in the public sections.

Article 7

The connection to the central antenna system is to be used exclusively with wires and accessories meant for this system.

Repair of failures caused by other connections and/or repair of failures by unqualified persons will be charged to the user of subject apartment.

Article 8

It is not allowed to remove and/or seal ventilation valves in the kitchen, bathroom and toilets, or to connect these to a motorized ventilation system.

Repair of failures to the installation that are caused by ignoring this rule will be charged to the user of subject apartment.

Article 9

In order to not annoy other tenants and to prevent vermin it is forbidden to throw any object or food out of windows. Cats and dogs are supposed not to relieve themselves in the garden.

Article 10

Users must ensure that the building is quiet from 22.00 to 07.00 hours. Drilling, carpenters work, sawing and other contact-noise producing activities are to be carried out between 08.00 until 22.00 during weekdays and from 11.00 until 20.00 during week-ends. During the meeting of April 20, 2004 the consensus of the meeting agreed that these hours – that are different from those stated in the Deed of Division into Apartments – shall be respected by all users.

In general all users will see to it that tenants in the building will not be annoyed by radios, TV-sets, music instruments or other sound-producing items.

Article 11

The road must be kept free of parked cars and other obstacles during days on which the garbage containers are emptied.

Article 12

At all times the user must leave a contact address to the supervisor of the building, so that authorities have access to the apartment in case of fire, leaks, etc. In case of non-compliance with this rule subject user will be charged for the repair of damages to third parties and/or collective properties.

Article 13

The technical area and roofs of the apartment building may be entered only by authorized persons, such as technical maintenance personnel, chairman, vice-chairman and supervisor.

Article 14

Users should be aware of their responsibility for the safety and maintenance of property in and around the apartment building and therefore should:

1. report suspicious persons to the supervisor or police and chairman and/or vice-chairman;
2. report suspicious or dangerous situations to the supervisor or police and chairman and/or vice-chairman;
3. check entrances and exits;
4. refuse entrance to the building to unknown persons, this means do not open the entrance door unless you know with whom you are dealing.
5. refuse entrance to canvassers, unless it is for known and recognized programs;

6. report damage and defects to the supervisor or administrator.

Users remain fully responsible when they give keys of entrance doors, apartment, hallway or storage rooms to a third party.

Article 15

It is allowed to have a maximum of 2 pets, provided other residents do not experience any nuisance. If a common area is polluted by the pet, the owner of the pet is responsible for cleaning up that area.

Article 16

The use of refrigerators or other energy-consuming appliances is not allowed in private storage rooms, unless the electricity used is metered and paid for to the association of owners.

Article 17

The emergency exits/staircases should remain free of obstacles which hinder the free pass through in case of an emergency. The partitions should be made of the original material only.

Article 18

It is not allowed to put paintings, decoration or furniture in the hallways and staircases, unless by written consent of the association of owners.

Article 19

It is allowed to make internal changes to the apartment, provided the owner has asked for permission and is given consent by the association of owners. Repairs/maintenance to the extensions/superstructure/substructure will be paid by the owner; he shall make sure that the extensions/superstructure/substructure will be covered by his own insurance policy.

Article 20

External changes are subject to:

1. consent by the association of owners
2. mediation of an architect
3. judgment of the beauty committee
4. municipal permit

None of these external changes will be covered by the insurance of the association of owners.

Article 21

In addition to Article 10, sub 1, of the Deed of Division into Apartments, the following article specifies noise pollution floor and floor-covering. It is not allowed to cause noise pollution by using floor and/or floor-covering without using noise reducing material and without the consent from the association of owners.

- stone/stones floor and/or floor-covering
- wooden floor and/or floor-covering
- floor and/or floor-covering from
 - felt
 - vinyl
 - cork
 - linoleum
- or such material as defined by the Dutch foundation of noise pollution in Delft.

Sanitary floors are excluded from this rule.

All other kind of floor-covering should have a thick insulating under-floor with a minimum reduction of 10Db (according to NEN-EN-ISO 717-2).

Article 22

To preserve the wooden front window frame the owner shall make sure that the inside will be painted and maintained. Damage which is caused by bad maintenance on the inside will be fully accounted for by the owner.

Article 23

Suggestions to change these domestic rules can be presented in writing by the council, chairman, vice-chairman or 5 owners who together have 50 votes.