

No. 045

House Rules

For the Klyve 2 Housing Cooperative

In force from 15 June 2021

Well-being in our housing cooperative is contingent on all of us contributing. However, it is also important to have rules in place to avoid some people doing as they please and causing disgruntlement. No house rules can fully cover all questions that arise in a housing cooperative, and we encourage everyone to help create a sound, secure housing environment for us all.

Peace and quiet

After 9 PM on all days, consideration is necessary when TVs, stereo sets, musical instruments, etc. are used. Also remember that subwoofers can create a great deal of noise for your neighbours, even at low volumes.

Noisy work, etc. is not allowed after 8 PM Mondays to Thursdays and after 6 PM Fridays and Saturdays. It is also not allowed on Sundays, 1 May, 17 May and holidays.

Common areas

The caretaker takes care of and maintains our common areas.
The cleaner cleans the stairways.

Outdoor areas

It is our joint responsibility to keep the outdoor areas tidy and nice in cooperation with the caretaker.

Playground

In consideration of the neighbours, the playground is open from 10 AM until 9 PM. Sitting areas are primarily intended for residents and their guests.
At the playground, smoking is forbidden within the cycle track.

Bicycles/kick scooters/electric bicycles must be parked by the bicycle parking when not in use at the playground.

Entrance ways, stairwells, basements and attics

Stairwells and entrance ways are escape routes. Nothing may be stored in these areas.

In the common area in the basement, it is permitted to store only bicycles and buggies. Any other items will be removed without prior warning.

The common area in the attic may be used for drying laundry. It is not permitted to use this area as storage. Any items stored here will be removed without prior warning.

The board has the right to invoice the costs associated with clean-up and disposal onwards to shareholders/residents who do not comply with this. The minimum cost is ¼ of the joint costs the person in question pays, plus a disposal fee.

Parking

Guest parking in our area is limited and all residents are, therefore, asked not to use the guest parking for work vehicles and other vehicles in the family. Guest parking is for residents of Klyve 2 and their visitors only. Security Park is responsible for ensuring that the parking provisions are observed.

There is one (1) designated parking space belonging to each residential unit.

It is forbidden to park outside designated areas.

It is forbidden to keep unregistered vehicles, motorized equipment, trailers, boats, etc. on the housing cooperative's property.

Driving and parking large vehicles on the housing cooperative's property is forbidden. However, in case of moving, deliveries and prolonged work in the area, a temporary parking permit may be obtained from the caretaker.

Waste

The housing cooperative has underground waste containers placed at three (3) locations. These are for sorted household waste, glass and metal only. If you have other waste, the housing cooperative has a trailer that can be borrowed, and the municipality has a pickup service for bulky waste. See www.rig.no for more information.

All household waste must be sorted and disposed of in the respective containers.

Waste must **not** be placed next to the waste containers or elsewhere on the property.

Doors, windows, exterior walls and balconies

The front door must be closed and locked at all times.

The main door/fire door to the basement and attic must be closed and locked at all times.

It is not permitted to screw or drill into or paint the front door, including the frame. If this is done, the person in question will be held financially responsible for the repair.

It is not permitted to drill into/penetrate the exterior walls in the flat; this also applies to windows and balcony doors. If this is done, the person in question will be held financially responsible for the repair.

The balconies are considered outdoor spaces. Furniture, carpets and other items that are damaged by water and outside forces are the owner's responsibility. The housing cooperative cannot be held financially responsible for this.

Only electric barbeques are permitted on the balconies due to the fire hazard associated with coal and gas.

Water and drains

The housing cooperative is responsible for water pipes up to the main stop valve in the flat. Any repairs and modifications of piping and wet rooms must be performed by authorized entrepreneurs. The housing cooperative covers the cost of replacing toilets and hot-water tanks based on the caretaker's assessment. In case of bathroom renovations, the housing cooperative covers the cost of a new drain.

The shareholders are responsible for maintaining faucets, toilets, shower stalls, etc.

The shareholders are responsible for cleaning drain traps, drains, etc. Unclogging of sinks and bathroom drains must be undertaken by the shareholders.

It is not permitted to use the toilet as a service sink.

Grease, coffee grounds, etc. must not be emptied in the sinks.

Electrical system

The housing cooperative is responsible for the electrical system up to the flat's main fuses. Any repair and modifications of the electrical system must be performed by authorized entrepreneurs.

Keeping of pets

The keeping of pets is permitted in our housing cooperative. However, an application must be submitted for registration. The application form can be obtained on the web page Klyve2.no/SBBL or by contacting the caretaker. The registration applies only to the pet applied for.

Sublease

Any sublease must be approved by the board in advance. An application form and rules can be obtained by contacting Skien BBL or visiting www.klyve2.no.

Laundry

Laundry must not be hung to dry outside on Sundays, 1 May, 17 May and holidays. It is not permitted to shake clothing, rugs, etc. from windows and balconies.

Electric car chargers

We have 5 electric car chargers from PlugPay here at Klyve 2 housing cooperative. These charging stations may only be used for charging electric cars and may not be used for parking.

In case of illegal parking, the towing/fine will be charged to the car owner.

When your car has finished charging, it must be moved. In case of violation and overstay, an overstay fee will be implemented after 10 minutes.

Ventilation system

It is the responsibility of the resident to ensure that the ventilation system functions correctly and that the annual filter replacement is remembered.

Carelessness, damage to or misuse of the ventilation system will be at the cost of the resident.

Door locks

Maintaining the electronic door lock and replacing the batteries are the responsibility of the owner.

The owner is responsible for creating a personal code for the door.

Security

Maintaining the stove guard and replacing the batteries are the responsibility of the homeowner.

The fire hose under the sink must be easily accessible.

The Waterguard under the sink is sensitive and should remain as installed.

The fire detectors are connected in series and battery replacement is not necessary.

Breach of house rules/possible measures

The shareholder is responsible for ensuring that the house rules are followed. This also applies with respect to visitors and sublease.

Upon the first breach, an oral complaint or warning should be given. We ask that neighbours talk to each other and try to solve the situation amicably.

If this is not fruitful, a written complaint should be submitted to the board. This complaint must contain a description of what has been done to try to solve the problem earlier, along with a description of the problem and its extent. If the complaint is warranted, the shareholder will receive a written warning.

If the problem persists, a new written complaint should be submitted to the board, along with a description of the problem and its extent. If this complaint is warranted, the shareholder will receive a new warning and notice that an order to sell the share will be issued if the problem persists. In case of sublease, the approval will be withdrawn, and the tenancy must be terminated with immediate effect.

If the problem is still not solved, a new written complaint should be submitted to the board, along with a description of the problem and its extent. If this complaint is warranted, an order to sell the share will be issued.

In case of aggravated breach of the house rules, and in case of threats and aggravated destruction of the housing cooperative's property, a sale order may be issued without a prior complaint procedure.

Domestic disputes, threats and violence are the responsibility of the police and should be reported to them immediately.