

RULES FOR RENTAL OF APARTMENTS IN NORDIC DREAM PARADISE CONDOMINIUM - 2015.

1. GENERAL

The purpose of these rules are to ensure that all tenants follow the House Rules at Nordic Dream Paradise Condominium. The rules pave the way for a pleasant living environment, where nobody's actions result in an unpleasant stay for anyone else. The house rules will furthermore highlight the duties of the tenants regarding the use of the common areas, and maintain a good relation between other tenants and owners.

Decisions regarding a change of the Statutes/House rules can only be made by a statute at the AGM (Annual General Meeting).

All inquiries, any complaints or suggestions may be submitted in writing to the Board, by the Chairman.

Residents oblige to familiarize with the House rules and to abide by them. The House rules shall be available in all apartments.

2. RENTAL OF APARTMENT

Landlords are responsible for ensuring that all tenants are informed of- and abiding the current Statutes and House rules. This may be ensured by including the House rules regarding rental of apartment with the lease. If the co-owner uses others to undertake the responsibility of rentals, the co-owner is still responsible for ensuring that the landlord accepts the same responsibility.

3. WASTE

Waste must be placed in suitable waste containers. It is forbidden to leave waste or garbage in the common areas.

4. DISH, FLOWER BOXES, AWNINGS, FACADE

Private antennas or satellite dishes must be placed/mounted in a way which does not bother other residents.

It is recommended that any private flower boxes are placed on the inside of the balcony. Awnings or parasols should be in a color that does not substantially differ from the color of the building.

It is not allowed to change the facade.

5. PETS.

Pets are not allowed. The Board may in special cases grant exceptions. If pets are granted by the Board, the owner is obliged to ensure that the animal is not considered a bother to any of the landlords/tenants. A violation of this rule or complaints from the landlords or other tenants may lead to a withdrawal of the granted exception.

6. USE OF THE APARTMENT

6.1. Each individual co-owner/resident is obliged to ensure a peaceful and calm environment between the hours of 23:00 and 07:00. Be respectful and considerate regarding the use of washing machines etc. during this period of time. A special consideration with regard to loud music and slamming of doors should be practiced.

6.2. Work that may cause noise, for example knocking or drilling, is only allowed on weekdays between the hours of 08:00 and 21:00, and on Saturdays and days prior to public holidays between 10:00 and 16:00. Noisy work is not permitted on Sundays or Holidays.

6.3. When having a barbecue it is only allowed to use an electric grill or a gas grill. Torches can only be used at street level, and must be removed after they burn out. The use of fireworks is prohibited within the Condominium area.

6.4. The facade, including the balconies and the patios, represent and gives an impression of the Condominium. It is highly important that it appears neat and inviting.

6.5. Be considerate of other residents between the hours of 23:00 and 07:00.

7. USE OF GARAGE SPACE

Use of the Condominium parking area should be practiced in a way that does not bother the other landlords/residents. Accumulation of waste in the parking area is not allowed. The garage cannot be used as a place for washing cars/motorbikes, nor as a workshop. Storage of combustible material of any kind is strictly prohibited.

All vehicles that shall park in the parking garage are required to have visible parking permits issued by the Manager, on behalf of the Condominium.

8. COMMON AREAS

8.1. All damage caused to common property must be replaced/repaired by the person or persons responsible for the damage.

8.2. No private objects (bicycles, garbage, building materials, etc.) should be stored in the common hallways or be in the way of and / or annoyance to other co-owners / residents, and will be removed at the owner's expense and risk. Bicycles must be placed in bike racks or in designated areas.

It is prohibited to use the common areas as a space for garbage. It is also prohibited to place furniture for inside use on the common areas. Violation of this rule will lead to removal of the object by the Caretaker at the owner's expense.

8.3. Co-owners / residents should never put garbage in public areas or in the entrance, but rather use the appropriate waste containers.

8.4. Smoking is prohibited indoors in the Condominium common area.

8.5. Parents / guardians are responsible for their own children's play and general behavior on the site.

8.6. Activities that may be considered bothering to others in the condominium area / common area is not allowed. There must be peace and quiet in the area between 23:00 and 07:00.

8.7. Co-owners / residents must never provide unknown persons alone access to the common areas. It is important to be aware when entering common doors and gates, to prevent unauthorized access.

8.8. Caution must be exercised by bringing along glasses, cups or other crushable materials to the pool area.

Exercise caution in terms of placing towels etc. in the sunbeds, if you do not stay at the pool.

8.9. The swimming pool is open between the hours of 06:00 and 22:00. It is not allowed to use the pool before showering. Wear suitable swimwear while using the pool. The guardian is responsible for children's use of the pool, and has to make sure that they are not bothering other users.

8.10. It is prohibited to use fireworks on the condominium area.

9. BREACH OF THE HOUSE RULES

9.1. Upon breach of clause 6.1 or 6.2, which will lead to an emergency visit by a Security guard on duty at the specific location, there will be sent a written warning to the owner or tenant of the section.

Violation of the same clauses, if lead to emergency visits by a Security guard to the same section multiple times, will lead to a fee of NOK 1.000,- as well as a written warning to the owner or tenant of the section.

9.2. Upon breach of other House rules there will be sent out a written warning to the owner or tenant of the section with a fixed deadline to rectify all the violations that have been made. If the owner or tenant has failed to rectify the violations of the House rules within the given deadline, then the Board will have to take actions according to the House rules/Bylaws of the co-ownership.

9.3. Breach of the House rules may lead to a dismissal from the use of the common areas until the violations are corrected.