

Standard regulations for housing cooperatives

These regulations do not just outline your duties. On the contrary, they also describe your rights. The regulations are intended as a protection for good residents and to ensure good, quiet living conditions in the entire residential area. This promotes a pleasant atmosphere in the home and a sense of wellbeing.

Therefore, it is in the interests of each and every occupant to do their best to comply with the regulations and help create the respect for the regulations that is needed to make the residential area into the pleasant place we want it to be.

The main intention is that no dwelling should be used in a way that inconveniences the other residents.

General regulations

The dwelling and the rooms belonging to it must be used with care. Residents are liable to compensate any damage caused through negligence. It is important to comply with the instructions given.

Please notify the housing cooperative's board or representative immediately of any material damage you discover/ that occurs in the dwelling. It is the duty of the residents to arrange for the usual cleaning within the property boundaries according to the guidelines adopted by the board. Do not let paper and other waste destroy an otherwise pleasant impression.

A common antenna for radio and TV has been fitted, and only the special wires provided may be used. Any erection of extra private antennas must be approved by the housing cooperative's board.

Residents are not permitted to dry laundry outdoors or to carry out work giving rise to noise on Sundays or Public Holidays or 1st May and 17th May. Please consider your neighbours.

Cars may be cleaned at assigned places.

Lawns and plants

Please ensure that walking on the lawns during the spring and autumn rains is kept to a minimum, as the grass roots may easily be damaged. Help ensure that bushes, trees and other plants are not destroyed by children playing. Cycling on lawns and in playgrounds is not permitted.

Football

Football may only be played on the football pitch belonging to the block and not on the lawns. Residents are requested to help ensure that this rule is complied with.

Pets

It is permitted to keep cats and dogs as pets. Residents are required to apply in writing to the board for permission to keep pets. The board will grant permission provided that the resident signs a declaration stating that the regulations for keeping pets will be complied with.

Quiet in the dwellings

There shall be no noise in the dwellings between 11 pm and 6 am. During this period singing, loud voices, the playing of musical instruments or the use of washing machines is not permitted. Tapping of water, giving rise to noisy pipes, should also be avoided whenever possible during this period.

Music practice is not permitted after 8 pm and on Sundays and Public Holidays. Music lessons are only permitted subject to the approval of the housing cooperative's board provided that other residents are not disturbed.

Equipment, signage, etc.

The erection of flagpoles, signs, sunshades etc. requires the written approval of the housing cooperative's board.

Parking

The housing cooperative's parking and traffic rules must be obeyed. Use the parking spaces provided. Drive slowly and with care within the housing cooperative's property.

Especially concerning blocks of flats

No cycles, skis, children's prams etc. may be placed in common staircases, landings and corridors. Outdoors cycles etc. must be parked so they do not inconvenience others.

It is not permitted to shake out rugs or bedding from balconies or windows.

It is the duty of the residents to keep clean all common stairs, storage spaces, lifts etc. The residents shall clean the stairs to the floor below in turn or in accordance with a cleaning rota or other agreement.

Grates (drains) on the balconies must at all times be kept free of dirt to avoid surface water from penetrating the dwelling. Damage caused by such negligence may result in financial liability.

Regulations for keeping pets

Declaration

I, the undersigned, having permission to keep a dog / cat in the housing cooperative, hereby undertake to comply with the following regulations:

Dogs shall be kept on a lead within the area. It is assumed that all dog and cat owners are familiar with the municipal police regulations concerning the keeping of pets and the penal provisions that apply to keeping animals.

I declare myself responsible and liable to compensate any damage or injury that my dog / cat may cause to any person or property, for example claw-marks on doors or doorframes, damage to flowers, plants, greenery, etc.

I undertake to immediately remove any excrement left by my pet on stairs, roads, lawns, etc.

If justified complaints are received that my pets are inconveniencing neighbours by their smell, noise, or in any other way representing a nuisance, I undertake to remove the animal unless an amicable settlement can be reached with the complainant. In cases of doubt, the board shall decide after discussion with the parties as to whether a complaint is justified.

This declaration is considered as part of the lease contract for the dwelling, and any violation of the signed declaration will be considered as material breach of the lease contract. I moreover declare myself willing to accept any changes to the regulations that the board may deem necessary at any time.

Stavanger, _____

Tenant _____

Pet _____

Address _____