

**Note:** In case of discrepancy between the original Norwegian text and this English translation, the original text shall prevail.

# RULES OF ORDER

Linderud Borettslag II is a housing cooperative where the shareholders own the property and the buildings on it, hereinafter referred to as the **HousingCoop**.

The shareholders are jointly responsible for ensuring that the property and buildings are in good condition at all times, and that the reputation of the housing co-operative is as good as possible. The shareholders themselves must create the conditions that ensure order, peace and security, and enhance the reputation of the HousingCoop and the neighbourhood.

To achieve this, and to create the best possible relations between the individual shareholders, the following rules of order apply:

## THE APARTMENTS

1. Everyone is entitled to a calm night's rest between **23:00** and **06:00**.  
Craft work that causes noise shall not be carried out after **20:00** on weekdays and **18:00** on Saturdays. Such work is not permitted on Sundays and public holidays. On Christmas, New Year's and Easter Eve, such work is not permitted after **17:00**.  
Emergency repairs may nevertheless be carried out.
2. Shareholders are obliged to use the apartments, technical equipment and appliances in such a way that neighbours are not disturbed.
  - It is not permitted to connect kitchen/bathroom fans, tumble dryers, etc. to the apartment's exhaust ducts or against the exterior wall. Such equipment will be ordered to be dismantled upon inspection.
  - A TV decoder is allocated to each apartment. This shall remain in the apartment when subletting/selling/moving. (**Telia** is the current TV provider, and the decoder is their property).
3. The apartment's maintenance is the shareholder's responsibility.
  - Water taps that leak or make a lot of noise must be repaired as soon as possible.
  - The bathroom floor drain must be cleaned as soon as possible if water emerges when emptying.
  - The bathroom wall- and floor coverings must be kept waterproof to prevent leakage.
  - When renovating bathrooms, the responsible contractor must possess a wet room certificate approved by the City of Oslo.
  - The apartment's entrance door must have a nameplate.
4. Complaints regarding violations of these rules of order shall be reported in writing to the board. In case of acute need, contact the building's board member, the caretaker, or - as a last resort - the police.
5. It is not permitted to conduct commercial workshop activities of any kind.

## THE BUILDINGS

6. Exterior-, basement- and storage room doors shall be locked around the clock.  
Bicycles, prams, sledges, etc. must not be placed in basement corridors, vestibules or stairwells.  
Basement storage rooms are for storage use only - it is not permitted to use these as living spaces.
7. Airing and drying laundry in the windows is not permitted. Beating, shaking or brushing laundry, bed linen, carpets etc. from windows and balconies is not permitted.  
The use of charcoal grills on balconies is not permitted.

8. External installation of devices such as signs, awnings, antennas, flagpoles, etc. must not be carried out without the board's authorisation and instructions.
9. The laundry facilities in the basement must be used in accordance with the instructions and regulations that apply, please refer to the [laundry instructions](#).  
(Laundry hours: 07:00-23:00 weekdays, 07:00-19:00 Saturdays, 11:00-19:00 Sundays)

## CLEANING AND GARBAGE

10. Sorting of Waste
  - **Shall be done according to recycling rules given by the city of Oslo's cleaning department.**
  - Household waste shall be sorted in bags of different colours as specified by the recycling rules. The closed bags are then to be dropped into the bins outside each building.
  - Cardboard and paper shall be placed in a separate paper container close to each building.
  - Glass and metal packaging shall be placed in a container for such items (by north wall of EM20).
  - Batteries, electrical items, paint etc. shall be placed in special waste containers (the closest one is at the nearby petrol station).
  - Christmas trees shall be disposed of as advised by the caretaker.
  - Building materials, furniture, appliances, electronics, car tyres etc. shall be removed by the owner. Such items can be delivered free of charge at the Haraldrud Recycling Centre. If in doubt, contact the caretaker.
  - Garbage must not be stored / left on stairs or landings, in communal areas or outdoors.
11. The shareholder's cleaning obligation includes the staircase and the storage space in the basement.  
**NOTE: Since 2003, cleaning of communal areas has been outsourced to a cleaning company.**
  - Weekly: Landing, stairs to floor below, lift door (both sides)
  - If needed: Walls and light fittings.
  - Annual: Storage rooms in basement.If the cleaning obligation is neglected over a longer period of time, the board may initiate cleaning, and impose a fee on the shareholder.

## THE OUTDOOR AREA

12. It is the shareholders' right and duty to protect the green areas including the plantings.
  - Ball games are not permitted in the courtyards or inside the lobbies.
  - The rules on night's calm in section 1 also apply to outdoor areas, including playgrounds.
  - It is not permitted to make shortcuts across the lawns.
  - Food for birds shall not be left outside, since it attracts mice and rats to the property.
13. Parking of vehicles is only permitted in designated areas.
  - Parking contrary to the traffic signs may result in a fee.  
In exceptional cases, the vehicle will be towed away - at the owner's expense and risk.
  - Storage of defunct vehicles in the car parks is not permitted.
  - Repair of cars and motorcycles is not permitted on the HousingCoop's premises if this causes noise, oil spills or other inconveniences.

## KEEPING OF PETS

14. Pet keeping is permitted.  
For some dog breeds, a certificate of completed dressage course is required.  
Please refer to [Agreement on dog ownership](#) for conditions. Items 1, 2, 7 also apply to guests.

## MISCELLANEOUS

15. The shareholder is liable for any damage caused by a breach of the rules of order or lack of attention. The same applies to his/her household, sub-tenants or other persons to whom he/she has granted access to the apartment.
16. Any complaints shall be submitted in writing to the Board of Directors.
17. The general meeting may amend the rules of behaviour. The Board of Directors may amend the instructions mentioned in brackets.

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These rules of order were adopted by the General Meeting of Linderud Borettslag II on 2021-04-27. They replace previous rules of 1967-06-22, revised 1999-03-25, 2002-04-18, 2003-04-08, 2012-03-27.