

Additions to the House Rules

approved at the AGM of October 16, 2024

Explanation

Provisions in these internal regulations are subordinate to the provisions in the deed of division of May 18, 1976 and the division regulations (regulations for division of property; February 1973).

These regulations contain the internal rules for the owners united in the VvE Koreneef in de Veste. Where "owner" is mentioned, the owners, family members, residents and users are always meant, unless expressly stated otherwise. Violations of the Internal Regulations will be fined in accordance with art. AC of these Internal Regulations

Each owner is responsible for his own home. In addition, each owner is partly responsible for keeping the entire building in good condition as well as for the quality of life in the building.

1. Use common area and common things

A. Smoking is not permitted in the common area.

B. It is not permitted to store items in the common area. Escape routes must remain accessible. Stored items will be removed, if necessary, at the owner's expense after a warning by the board, with the addition of a fine, see article AC.

On the uncovered gallery on the second floor, hereinafter referred to as the patio, the residents of the houses may modestly place a number of plants in front of the house against their own wall. A space of 1.50 to 2.00 meters must be kept free as an escape route at all times. On the patio, it is not permitted to place plants on the roof of the shops and in the gutters

The patio is part of the common space, which means that this space cannot be appropriated as their own space by the residents of the adjacent houses. This means that use must be modest and considered temporary. Placing large objects is therefore not permitted. A modest seat can be installed, but must be able to be removed and stored indoors at any time. Here too, this only applies against your own wall and with the specified distances released.

On the uncovered gallery on the third floor, a number of plants are also allowed in a modest manner against the wall of your own home, but here too there must be safe passage for the emergency services.

C. In addition to Art. 5.1. of the Demerger Regulations.

It is not permitted to place bicycles and motorcycles in the common area, other than in the bicycle shed. It is not permitted to place or have placed strollers, shopping carts, plants, mobility scooters, wheelchairs, walkers or other objects in the common area, unless with the express permission of the General Members' Meeting.

D. In addition to Art. 5.2. of the Demerger Regulations.

Hanging paintings, decorations, etc. in the common area is not permitted. The meeting may grant an exemption from this, subject to conditions or not.

E. In addition to Art. 6.2. of the Demerger Regulations.

Placing flags, banners, flower boxes, satellite dishes and the like outdoors is not permitted.

F. Installing sun screens on the Gasthuislaan side and on the Bastiaansplein side is permitted, provided that the same color sun screens prescribed by the VVE are purchased, so that there is a unity in the view of the building when the sun screens are off.

The color is red with its own code for each manufacturer. For the manufacturer Dicksons the code is 0020. These screens are supplied in Delft by Nedlux and Eradus, among others. Ask other manufacturers for the same awning color as code 0020 from the manufacturer Dicksons.

When painting the balconies, the owner is responsible for removing the awnings and hanging them up again after work.

- G. Household waste must be placed in closed, strong quality garbage bags in the appropriate bin containers are placed in the container area on both sides of the building. Storing rubbish in the common area is not permitted. Everyone must ensure proper leak-proof packaging of household waste in order to prevent contamination of the floor or carpeting of the common area, including the elevator. It is not permitted to throw waste and the like down from the windows. It is not permitted to temporarily store bulky waste in the container area. Bulky waste must be stored in the basement box or in the apartment until the collection/drop-off date. The waste containers may not be used for bulky waste or construction waste. The residual waste may not contain bulky waste. No mattress, no pallet, no large piece of plastic, no furniture or white goods. Only fine household waste is collected. So only household residual waste that fits in a household waste bag. Residents must make a separate appointment for bulky waste. This can be done via the Avalex App or via the website avalex.nl/groffout. When using the paper containers, follow the instructions posted in the container areas. Boxes must be presented flat.
- H. Lighting fireworks from the patio, balconies and roof is prohibited all year round.
- I. It is not permitted to leave mail items, advertising material, etc. on top of or near the mailboxes; each owner must clean up the mail received himself.
- J. Pets must be on a leash in the common area. Any soiling by a pet in the common area must be cleaned up immediately by the pet owner.
- K. Art. 2.b. of the current House Regulations regarding pets has expired. This article is contrary to the current Civil Code, which allows pets.
- L. It is not permitted to carry out long-term repairs, crafts, sanding, sawing or drilling work in the common area, partly to prevent the smoke alarm from going off unnecessarily.
- M. It is not permitted to use water and electricity for the general supply for private purposes, except for charging electric bicycles in the general bicycle shed.
- N. The nameplates to be placed at the entrances of the building must follow a uniform model and lettering, to be determined by the board. New owners can order a nameplate from the administrator once and at the expense of the VvE.
- O. The bicycle sheds on both sides of the building must be used in such a way that the bicycles stored there are always placed in the appropriate racks. It is absolutely prohibited (except for written permission from the administrator, which can only be granted in special circumstances) to place bicycles loose in the room or against the wall, as this means that those who have bicycles in the racks do not or hardly take out their bicycles. can reach the shelves. If bicycles are found loose, the owner will receive a written warning. After three warnings, action will be taken in accordance with Article 27 of the Unbundling Regulations and the bicycles in question will no longer be admitted to the bicycle shed unless these bicycles are subsequently placed in the appropriate racks. If these bicycles are found loose, they will be removed from the bicycle shed and placed on the street.
- P. The owner is not permitted to equip extractor hoods with a forced air exhaust (motor) and to connect the exhaust of drying machines to ducts that are not suitable and intended for this purpose, such as ventilation ducts, to prevent fire hazard. In the kitchen, the owner must use a recirculation hood because the ventilation system is only suitable for this.
- Q. The owner is obliged to tolerate new communal items to be installed, which are decided by the meeting of owners or by order of the government, and to cooperate in their installation, taking the wishes of the owner involved into account as much as possible. are held.
- R. Every owner refrains from abusing the sewer; the sewer is not a waste bin (do not flush grease or coarse substances such as cat litter). The owner is responsible for keeping the drain pipes in his private area clean and unblocked. If abuse is detected, the costs for unblocking will be borne by those who caused the blockage.

- S. In addition to Art. 5.1. of the Demerger Regulations.
The owner will not cause noise nuisance, not from music, not from pets, not from children, not from noisy footwear and not from other noise sources. To the extent that the above-mentioned noises arise from the use of tools such as drills, hammers and saws for furnishing private areas, they are not permitted before 8:30 am and not after 10:00 pm and preferably not in the weekend
- T. No open fires are allowed in the common areas and on the balconies. So BBQ is only allowed on electric BBQ.
- U. It is not permitted to place and hang laundry to dry outside the facade of the houses on the terraces and the galleries, whether covered or not. Placing a laundry rack on your own terrace is permitted.
- V. The fire doors in the building may not be opened. Fire doors have a safety function and this is important to prevent or slow down any spread of fire. This must be done by order of the fire brigade, who can impose a fine during an inspection of the building if a violation is found. Insurance problems may also arise with the payment of damages if it turns out that the fire has worsened because doors have been left open.
- W. The owner is responsible for compliance with the aforementioned rules by users and their resident family members, guests and visitors
- X. The owner is obliged to be alert to uninvited guests in the building and to address them for their presence and to guide them to the exit if necessary.
- Y. Parent-guardians ensure that nuisance caused by children and pets in the common area is prevented and/or remedied. Residents are at all times responsible for the behavior of their visitors in the general area.
- Z. It was decided at the General Members' Meeting that an owner can have a power of attorney for a maximum of three other owners at the General Members' Meeting
The administrator can have an unlimited number of powers of attorney.
- AA. If an owner experiences nuisance due to non-compliance with one of the aforementioned rules by a user (such as a tenant) in one of the apartments, the owner will discuss this with the perpetrator. The reporting owner will build up a file on the nuisance. If both parties cannot resolve the nuisance, the administrator will write to the person causing the nuisance. In accordance with art. 5:128 paragraph 2 of the Dutch Civil Code, all users can be requested to comply with the rules of these Internal Regulations, if necessary after the intervention of the court. An owner remains liable at all times.

2. Costs and fines

- AB. Costs resulting from violations of the Internal Regulations can be recovered from the association member who commits the violation. In the case of rental, the owner of the apartment must make agreements about this with the tenant.
- AC. In the event of violation of one or more provisions of the demerger deed, the Demerger Regulations or the Internal Regulations, the association member will be personally addressed for the behavior by the board or administrator. A second violation will result in a written warning from the administrator; after a third violation, the member owes the Owners Association a fine of a maximum of EUR 250 per violation, which amount can be indexed annually.

3. Final provision

By decision of the meeting of owners dated October 16, 2024, this addition to the House Rules added to the Deed of Demerger was laid down and declared effective. Previous versions of these additions will no longer be valid. The board will find out how the amended Internal Regulations can also be viewed via the internet.

Articles from the Demerger Regulations Model Regulations 1973 and the first version from 1976 of the Internal Regulations

For your information, a number of articles from the MR 1973 Division Regulations are included below, which also relate to living together in our building. These are items that are very difficult to adjust and should be considered virtually fixed.

Below are also included a few rules of life from the first version of the House Rules from 1976 as added to the Deed of Division

Article 5 Division Regulations Model Regulations 1973

1. The owners and users are obliged to refrain from noise, unnecessary stay in the common areas, insofar as they are not intended for short or long-term stays, and the placing of bicycles, mopeds or other objects in places, that are not intended for this purpose.
2. The walls and/or ceilings of the hall and the stairwell may not be used for hanging paintings or other objects, or for placing decorations and the like.
3. The meeting may grant permission for the actions referred to in the first and second paragraphs, and may withdraw permission that has already been granted.

Article 6 Division Regulations Model Regulations 1973

1. Any construction, extension or substructure without the permission of the meeting is prohibited.
2. The installation of nameplates, advertising signs, signs, awnings, flags, flower boxes and other protruding objects may only be done with the permission of the meeting or in accordance with rules to be determined in the internal regulations.
3. Permission granted by the meeting can be withdrawn unless otherwise determined.

Article 10.3 Division regulations Model Regulations 1973

If access to or use of a private area is necessary to perform an action with regard to the common areas or items, the owner in question is obliged to give his permission for this. Any damage resulting from this will be reimbursed by the association.

Article 13 Division Regulations Model Regulations 1973

The production of music and other disturbing sounds is prohibited between 4 a.m. and 8 p.m. and 7 a.m.

Article 2.a. point 9 First version of the Internal Regulations from 1976

It is prohibited to hang bedding, clothing, laundry, etc. outside the facade

Article 2.b. First version of the Internal Regulations from 1976

Keeping animals is only permitted if, in the opinion of the administrator, they do not cause any nuisance or inconvenience to local residents. This is contrary to the current Civil Code, which permits the keeping of pets, provided they do not cause a nuisance. Because HR is always subordinate to the Civil Code, this article is no longer relevant.