

Following are the **RULES OF THE HOUSE** abstracted from the by-laws defined and laid down at the (bi-annual) owners meeting, 16 november 2004.

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Rules of the house

Article 1 - Definition

- 1.7 Wherever in this abstraction the word 'owner' is used, also are mend inhabitants and users unless otherwise indicated emphatically.

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Article 2 - Collective use of the building

- 2.1 The owners are obliged to use the collective areas of the building according the use as defined in the act of divide; in the regulations for domestic affairs and due to the instructions of the Administrator.

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Article 3 - The use of the collective areas

- 3.1 Without prejudice to the definition in article 1c in the act of divide, collective areas are defined as:
those parts in / on the compound that are not or will not be intended as private property as appear from the act of divide.
- 3.2 It is not permitted to stall (motor-) bikes or other vehicles or objects in the central hall, stairways, galleries and on the inner court, as well as in all the other collective areas except for those spots being marked / created for that purpose.
- 3.3 It is not permitted to transport (motor-) bikes through the central hall, with the elevator and on the inner court.
- 3.4 a. It is not allowed to store (temporary or continuously) trashbags outside the apartment;
b. Trash has to be offered in conformity with the rules of the city of The Hague;
c. Heavy trash is not to be dropped in the trash-container or the container department.
Owners have to call the city council to request for pickup.
- 3.5 It is not allowed to execute any activities in the building and other collective areas that cause any inconvenience to others. This is at the discretion of the Administrator.
- 3.6 All owners have the responsibility to keep all collective areas tidied up and clean.

- 3.7 The Administrator takes care of inserting the names on the 'LCD-register' in the central hall and decides what type of name-plate will be placed on the post-box units if this is requested by the Assembly of Owners.
- 3.8 It is not allowed to drop not wished commercial printed matter found in your briefcases in the central hall or stairways or in any other collective area. It must be put down into the trash-containers in the container department.
- 3.9 Placing of flagpoles has to be executed collectively on those spots that are assigned by the Board of Owners.
- 3.10 Owners who are allowed by the meeting of owners to place, hang, put down or attach items in collective areas are obliged to keep the used places or walls clean and in good maintenance. This is at the discretion of the Administrator.
- 3.11 The Assembly of Owners / Owners Council decide on the use and purpose of the collective areas and the inner court.
- 3.12a. In the 'Plein'-building (heads of the building) there is an elevator per floor for the two apartments on both sides of the elevator;
 - b. To avoid any inconvenience and to ensure the privacy, owners (and their guests) have to use the proper elevator as much as possible. This also counts for leaving or entering the garage;
 - c. A scheme that illustrates the use of elevators 1 - 5 in the 'Plein'-building is attached to this abstraction;
 - d. Elevators are no playgrounds. Avoid unnecessarily use.
- 3.13 Smoking is prohibited in all collective areas, including the elevators.

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Article 4 - The use of garages

- 4.1 Within the garage the Dutch Traffic rules are in force.
- 4.2 In the garage a parking ban is in force apart from the own numbered parking spots of the owners and those who are entitled to park. This also counts for lorries, campers and other vehicles (except during moving-activities)
- 4.3 a. (Motor-) bikes are only permitted to park on their own parking places and/or on in 4 b mentioned places.
 - b. The Owners Council is allowed to allocate divide en mark general parking-spots in the garage to on in 4a mentioned vehicles.
 - c. The Owners Council is allowed to establish the conditions under which above mentioned parking places should be used.
- 4.4 To others it is not allowed to use the spots marked as for maintainers.
- 4.5 The Administrator is allowed to impose a fine to owners for incorrectly parked vehicles.
- 4.6 he Administrator is also allowed to (let) remove incorrectly parked vehicles from the garage (at owners' cost!).
- 4.7 The Administrator decides the type and design of eventually new to be placed parking bows.
- 4.8 In the garage any car washing and other than small car-maintenance is prohibited.
- 4.9 In the garage only walking speed is allowed. Sounding the horn is prohibited.
- 4.10 The Administrator takes care that parking-rules are permanently present at the in-/-outlet of the garage. Also indicated is how to handle in case a car is towed away or a wheel lock is placed.
- 4.11 The owner / user has to see that oil or other dirt will not pollute his parking-spot. If the

owner, after several requests, refuses to clean the parking-spot, the Administrator is allowed to have cleaned the parking-spot at cost of the owner.

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Article 5 - The use of private property

- 5.1 Whenever, except for bathrooms (and sanitary), hard floors as felt, cork, parquet, marble, linoleum, etc are used, this is only allowed after installing a basic floor first, which guarantees an isolation value of at least $l_{co} + 10dB$ (according to NEN 5077 of 1991).
- 5.2 The connection to the central antenna system is only to be made by using the appropriate cables and appliances.
- 5.3 Unhindered the stipulations in the articles 12, 13 en 14 in the act nothing may be changed to the look of the building except with a written permission of the Administrator. This concerns the collective areas as well as the private areas. It also includes sunshades, blinds, fireplaces, etc. Above mentioned concerns also decorating and painting of the balconies within the private areas. The Administrator confirms the written permission including the conditions eventually attached to it.
- 5.4 It is forbidden to place and install antennas or dishes on the balconies or the roofs; gallery banisters; fronts; or the collective parts, without written permission of the Administrator based on a decision of the Assembly of Owners.
- 5.5 It is not allowed to store / use dangerous liquids in private areas; storage; garages; parked cars and parking-spots except for normal, casual use (household).
- 5.6 Barbecues on terraces and balconies are only permitted if: a. They do not cause any inconvenience to other inhabitants. b. Safety is ensured.
- 5.7 It is not allowed to hang laundry on the outside of the building where it can be seen from the public roads.
- 5.8 It is not allowed to beat carpets, table-runners, tablecloths and the like on the outside of the balcony, veranda or the gallery.
- 5.9 To avoid any inconvenience caused by birds, bird feeding from the veranda, balcony or galleries is not allowed, neither is the install of mangers.
- 5.10 At the side of the Place Leonardo da Vinci spraying the windows from the outside is not allowed.
- 5.11 Without the Administrator's permission it is not allowed, to install flowerpots on the outside of the balconies or galleries.
- 5.12 It is not allowed to initiate any activity in the storage or collective areas that hinder or endanger inhabitants.
- 5.13 When the storage is not connected to the private power supply, it is not allowed to use the central power supply that is basically meant for collective purposes except for the illumination the storage and small maintenance.
- 5.14 During winter the central heating must never be cut off. Owners have to take security measures to avoid freezing of the water supply and central heating. The owner is responsible for all damages caused by freezing.
- 5.15 During a longer absence (e.g. holidays) it is recommended to inform the Administrator about your temporary address and to report a warning address in case of calamities.
- 5.16 The owner is responsible for emptying his briefcase in time.

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Article 6 - Noise nuisance

- 6.1 It is not allowed to produce any noise that hinders other inhabitants, in particular between 22.00 - 08.00 hours.
- 6.2a. All activities with which noise-making instruments are used are only permitted between 08.00 - 21.00 ours;
- b. Outside the apartment, including the storage, mechanical activities are not permitted;
 - c. On Sundays and other acknowledged holidays, activities that cause any inconvenience, including hindering noises, are not permitted.
- 6.3 In general, but in particular after 22.00 hours, inhabitants have to take care, that guests and / or visitors leaving or arriving the building do not cause any noise nuisance in their vicinity. This also counts for the stay in collective areas and in particular on the galleries, the inner court and the staircases.

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Article 7 - Pets

- 7.1 In collective areas, including the inner court, pets always have to be accompanied and leashed by their boss / bosses.
- 7.2 It is not allowed to let out pets in collective areas, inner court and garages.
- 7.3 When a pet, by accident, relieves nature in the areas mentioned before, the spot is to be cleaned immediately by the companion.
- 7.4 During the absence of the owner / companion, pets are not allowed to cause any inconvenience to other inhabitants.

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ELEVATORS IN THE "PLEIN"-BUILDING

ELEVATORS IN THE 'PLEIN'-BUILDING						
		5	4	3	2	1
		escalator / stairs and walk through the corridor				
		left	left	left	hall	right
	3	63-67	105-108	138-141	172-175	206-210
F	4	68-72	109-112	142-145	176-179	211-215
L	5	73-77	113-116	146-149	180-183	216-220
O	6	78-82	117-120	150-153	184-187	221-225
O	7	83-87	121-124	154-157	188-191	226-230
R	8	88-	125-	158-	192-	231-

		92	128	161	195	235
	9	93- 97	129- 132	162- 165	196- 199	236- 240
	10	98- 100	133- 136	166- 169	200- 203	241- 245

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For apartments, not being 172-203, inhabitants should take the escalator / stairs and walk through the corridor to the relevant elevator or door to the inner court.