

HOUSEHOLD RULES - RESIDENCE De Strandwandeling - KBO 0872.517.770

The internal regulations read as follows:

1. Co-owners and all residents must treat the building with due care live in, i.e. with respect for the normal rules of care and all applicable rules hygiene and safety regulations.
2. It must be ensured that the peace in the building is never disturbed by: themselves or visitors.
3. It is prohibited to cause nuisance of any kind. The use of multimedia (radio, TV or any other device) must be arranged accordingly that the other residents are not hindered by this. Especially between 10 p.m There should be no noise pollution after 8:00 am.
4. The common parts, such as the entrance hall(s), garage(s), the corridor(s), stairs(s) and passage(s) must be free and accessible at all times to stay. In particular, bicycles or mopeds are prohibited in the entrance hall, place shoes (racks) or other private objects.
5. The common parts may not be used as a workshop. There is no allowed housework, or any nuisance activity, such as beating out carpets, shaking out tablecloths, shining shoes, performing chores, etc.
6. For safety and peace in the building, all doors must be closed at all times. This applies to both the private entrance doors and the entrance doors to the common parts, in particular the entrance door and gate of the building. The entrance door is only opened for: via the intercom and the electric lock persons who make themselves known.
7. Smoking is prohibited in common areas, such as corridors, parking lots, stairwells, elevators, etc.
8. Residents must take their correspondence and advertising with them and not leave them behind leave in the entrance hall.
9. The owners are prohibited from changing elements of their plots if these changes from the street or from the common parts within the building to be visible. In particular, to ensure uniformity, the following are prohibited:
 - Make changes to the nameplates and/or call desk (must be done via the syndic or on the basis of agreements made in the general meeting);
 - Hang objects on windows, terraces and parapets, such as laundry, dining tables, bird cages, kitchen utensils, (wicker) fences, etc
 - Antennas, receivers or devices for receiving or converting TV, - radio signals or solar or wind energy are not placed on the roof pursuant to a decision of the general meeting.
 - Changing or installing sun blinds or awnings except as follows a decision of the general meeting. Glass curtains must be white and be translucent and cover the entire width and height of the windows.
 - Publicity, (illuminated) advertising or political posters, as well as messages announcement of rental or sale, unless they correspond to a uniform model decided by the general meeting.
10. Nothing malodorous or that would bother fellow residents may be placed on the terraces. It is also prohibited to place carpets, brushes, etc. along the windows to remove dust or anything, such as water, food scraps, cigarettes, dirt, etc. down to throw.
11. All removals must be done outside and not via the stairs nor lift.

12. It is not permitted to bring bicycles to the apartment via the stairs or elevator due to too high a risk of damage.

13. Owners are permitted to keep small pets, provided that they are not causes some inconvenience. If any nuisance is detected, the animal will be sent via decision by simple majority should be immediately removed.

14. Each resident is responsible for his own waste management. The garbage room is always necessary be kept clean. Household waste and PMD are taken out by the cleaning team as provided in the City's collection calendar. Glass must be placed in the glass container in the Middenstraat and not in the garbage bags!

15. The parking spaces are only intended for parking for passenger cars within the parking lot designated places and boundaries. In principle, no other goods are allowed be stored, unless with the permission of the general meeting.

16. There is a speed limit of 10 km/hour in the underground car park.

17. It is prohibited to park on the entrance to the parking spaces and/or garage and on the places provided for maneuvering. Priority is always given to it exiting vehicle.

18. It is forbidden to let children play in the parking lot with other vehicles than driving cars, smoking or lighting a free flame in any other way,

perform household chores, sound the horn, leave vehicles idling turn, convert the parking space or garage into a residential facility.

19. The drain pipes are only provided to drain faeces and dirty water. It flushing all other items such as hygienic tapes, diapers, corrosive, sticky or hardening products are prohibited.

20. No products may be stored in the building that are annoying, be dangerous, flammable or unhealthy.

21. It is not permitted to install alarm systems with indoor and/or outdoor sirens. Only alarm systems that are directly connected to the police, fire brigade or specialized security firms are allowed.

22. It is prohibited to change or change (settings of) communal installations to be removed, unless under the supervision of the syndic.

23. All technical rooms and wells must remain accessible and reachable at all times for maintenance and repairs.

24. The syndic must be notified of any defect in the common parts.

25. The owners and residents who make an amendment or addition to these regulations wishes, can always propose this to the syndic, who in turn makes the proposal will discuss at the next general meeting.

26. The annual statutory general meeting takes place the first 15 days of October. Only owners can request an item on the agenda in writing until

last 3 weeks before the general meeting for discussion at the meeting of that year. Tenants can only formulate comments to their landlords.

27. The owners are obliged to inform the tenant of these regulations by attaching it to the rental agreement, as well as informing them of any changes to it regulations. The landlord will be liable for the consequences if the tenant has not been informed of the rules of the VME

28. Landlords must guarantee high-quality rental, especially with regard to long-term rentals.

29. There is a ban on rentals by a real estate agency for a shorter period than a year. Rentals must be done without an intermediary, and this is on penalty compensation of €250 per short-term rental (less than one year).

These rules are based on the basic act, police regulations and the overall regulations of safety and hygiene and decisions of the general meeting.

These regulations are not there to make life difficult for residents, on the contrary adhering to these elementary rules becomes living in one apartment building more pleasant for everyone.