House Rules of VR Blær Housing Foundation

These rules apply to multi-family buildings of VR Blær Housing Foundation and contain provisions on the use and management of common areas, both indoors and outdoors. They also, where applicable, address private properties and set restrictions on the use of such properties. The rules apply to everyone living in, staying at, or visiting the building on behalf of the tenants.

1. Everyone covered by these rules is required to show reasonable and fair consideration for other residents and guests at all times of the day and night. This includes how they use and treat the building, its grounds, and other shared spaces. They must comply with these rules and the company's decisions related to them.

2. Residents and other users are required to act cleanly and quietly in the apartments, on the property, and in other shared areas. They must not disturb the peace in the building unnecessarily. Efforts must be made to cause as little disturbance and inconvenience to other residents as possible, and full consideration must be shown to fellow residents in all interactions.

3. It is strictly forbidden to use shared areas or the property for purposes other than those intended.

4. Doors to shared spaces must always be locked. It is prohibited to leave motorized vehicles, bicycles, or other items that may interfere with access or traffic near the building's main entrance or passageways.

5. **Dog and Cat Ownership**: Pet ownership is governed by the **Multi-Owner Property Act No. 26/1994**. Where pet ownership is allowed, the animal must not cause a nuisance and must be registered with the local municipality. Pets are not allowed in the building's shared indoor areas. Any other form of animal ownership is prohibited if it causes inconvenience or nuisance to other residents.

6. **Quiet Hours**: From **10:00 PM to 7:00 AM**, no activities are permitted in private properties, shared areas, or on the property that might disturb the peace or sleep of other residents. During other hours, unnecessary disturbance and disruption should also be avoided. **Noisy construction work** should be carried out on **weekdays from 8:00 AM to 6:00 PM**. If parties are held, neighbors should be informed in advance, and noise should be kept to a minimum.

7. It is prohibited to store objects, bicycles, baby strollers, footwear, or other items that create clutter, dirt, or disorganization in the shared areas.

8. **Storage of Bikes and Baby Strollers**: Only bicycles, baby strollers, baby carriages, or children's sleds may be stored in designated shared storage spaces for bicycles and strollers. **Motorized vehicles, motorcycles, or snowmobiles** may not be stored in these areas.

9. **Storage Areas**: Storage areas for apartments must be kept clean, and nothing that causes dirt or odor may be stored there. It is strictly forbidden to store **flammable materials or**

explosives anywhere in the house or on its property, whether in apartments, storage spaces, or shared spaces. Everyone is also obliged to handle fire carefully.

10. **Waste Disposal**: Waste and other trash must be placed in designated containers, and the containers must be properly closed to prevent spillage during transportation. Residents must ensure cleanliness and hygiene when handling waste and may only dispose of **general household waste** in waste containers. Residents are required to follow all rules on **waste sorting**.

11. **Balconies**: No items or equipment may be kept on balconies that cause inconvenience, disturbance, or spoil the appearance of the house and its overall appearance. It is forbidden to beat carpets, mats, or rugs on balconies. Nothing may be thrown out of the building's windows or from its balconies. During window cleaning, care must be taken to prevent water from leaking onto windows on lower floors.

12. **Shared Areas**: It is prohibited to store anything in shared areas that causes **clutter, dirt, disorganization, or is unsightly** and damages the appearance of the property, house, or access to it. The same applies to the building's grounds, where no items may be left that cause obstruction or inconvenience. Unregistered or broken-down vehicles may not be stored in the building's parking lot. The company or property owner is authorized to remove such vehicles at the owner's expense after issuing a **written warning**. No items may be stored on the property for long or short periods that obstruct access to the house or disrupt normal entry.

13. Any **disorderly conduct or poor maintenance** of the property or shared areas of the house attributable to the tenant or persons on their behalf is considered a serious violation of these rules and may lead to **termination of the lease agreement**.

14. The **Residents' Association** and/or the property owner may remove anything left behind in shared areas or on the property at the **tenant’s expense**, including trailers or unregistered/broken-down vehicles.

15. The shared areas and property must be kept clean and tidy. If this is not done, the property owner may arrange for the cleaning and maintenance to be carried out at the tenant’s expense.

16. **Harassment, Aggression, and Bullying**: Intimidation, aggression, and harassment by tenants or individuals on their behalf toward other residents or guests are strictly prohibited. Such behavior is considered a serious violation of these rules and the company's policies.

These **house rules are an integral part of the lease agreements** for apartments in the building and are considered **household conduct rules** under **Article 30 of the Rental Property Act No. 36/1994**.

Rule Violations
Violations of these rules may lead to **termination of the lease** and **eviction from the building** under **Articles 61 and 30 of the Rental Property Act No. 36/1994**.

The **Residents' Association** must keep a record of repeated violations and inform the property owner if requested. Serious violations must be reported to the property owner **immediately**.

These rules have been introduced to tenants, and tenants are required to introduce the rules to **household members and anyone who has regular access to the property**. A copy of these rules must always be present and readily available in all apartments in the building. These rules must be presented to the tenant at the start of the lease.

If a **specific environmental and community policy** for the building is established, all residents must make an effort to respect it in their behavior.

Disputes and Complaints
If disputes arise due to **lack of cleanliness, noise, or other issues**, complaints must be submitted to the management of the association.

The management can intervene both on its own initiative and in response to complaints and requests. It must seek to mediate disputes as quickly as possible, aiming to reconcile the parties based on these rules and the company's policy directives.

If a dispute arises over the rules or violations of them, the management must investigate the situation and the perspectives of the involved parties. The goal is to **resolve the dispute and seek reconciliation** between the parties.

Tenant Obligations
Tenants are responsible for **informing guests and other individuals** who access or stay in the building on their behalf about these rules. They must ensure that these rules are **strictly followed**. A copy of these rules must be present and readily available in every apartment in the building.

If a **specific environmental and community policy** is established for the house, **all residents must strive to respect it in their behavior**.

This is a translation, in matters of dispute please refer to the original document in Icelandic.