

General House Rules /// Expat Housing Roermond

July 03, 2023



Table of contents

Section	Description
1.	Preface
2.	General rules
3.	Rule objectives
4.	Lease and/or termination
5.	Common areas
6.	Use of private space
7.	Use of balcony/roof terrace
8.	Use of parking lot and (bicycle) storage
9.	Access and Safety
10.	What to do in case of absence
11.	Noise disturbance
12.	Pets
13.	Waste collection
14.	Final provisions
Abbreviations	
ABV	General Board Meeting
BW	Civil Code
HR	House Rules
ABHW	General Provisions Residential Lease Agreement

Section 1: Preface

Living in an apartment building and its respective units presents various specific requirements due to the relatively high residential density. These requirements may not always align with common norms and beliefs regarding living in separate, individual housing. The specific apartment requirements apply to both individual apartments as well as the entire residential building.

These house rules establish guidelines to promote livability and collective responsibility among residents, both in terms of the physical and financial condition of the building, as well as the rights and obligations they have towards each other.

In accordance with the RESIDENTIAL LEASE AGREEMENT and the GENERAL PROVISIONS OF RESIDENTIAL LEASE AGREEMENT (model ROZ dated March 20, 2017, registered at the court in The Hague under number 2017.21), applicable to all appartements offered via www.ExpatHousingRoermond.nl, which regulates matters such as cost allocation, insurance, operation, budget, service charges, use of common areas, rental, leasing, governance, etc., the lessor and manager, in their meeting held on 01-04-2017, have decided to establish the House Rules as follows:

Section 2: General rules

1. These House Rules (HR) supplement the provisions applicable to every resident, as stated in the "GENERAL PROVISIONS OF RESIDENTIAL LEASE AGREEMENT" (ABHW) accompanying the RESIDENTIAL LEASE AGREEMENT for an apartment. The provisions in these HR, as well as their interpretation and application, must not conflict with the ABHW. In case of any inconsistency, the ABHW prevails.
2. All articles in these HR apply to residents of apartments. When referring to actions or omissions by residents, it also includes actions and omissions by individuals who are part of the residents household and/or are the residents housemates.
3. If these HR refer to actions that may cause damage, it also includes omissions that may cause damage.
4. Every resident, as well as their household members, must comply with the provisions of these HR.
5. Every resident, as well as their household members, are prohibited from causing any form of nuisance or inconvenience to one or more other residents of the apartments.
6. The common areas and common property include, but are not limited to:
 - a. foundations, load-bearing walls, and columns; the structure of the building, including the subfloor, rough masonry, and floors (excluding finishing layers in private areas); exterior walls, including window frames with glass, doors in the exterior walls or doors that separate common areas from private areas, parapets, galleries, and corridors; roofs, chimneys and ventilation ducts, the staircases and ramps, the fencing and railings, as well as the (standard) hardware on the frames attached to the building's exterior facade, including the parking garage.
 - b. the technical installations and associated pipes, particularly for central heating, smoke exhaust, air handling, drainage of rainwater and sewage, gas and water pipes, as well as electrical and telephone lines, shared cable television lines, and the intercom and door-opening system, to the extent that these installations do not exclusively serve a private area.

Section 3: Objectives of this regulation

7. The provisions of this HR aim to:
 - a. Promote good relations among residents.
 - b. Maintain order and cleanliness in the building, bicycle storage, scooter storage, and (car) parking areas.
 - c. Maintain the condition of the building and the installations located within or on it.
 - d. Preserve and, where possible, enhance the comfort, livability, and appearance of the apartments and/or common areas.
 - e. Establish a consistent framework for the implementation of administrative activities.

Section 4: Lease and/or termination

8. In case of rental and/or termination, notice thereof must be given to the property manager within 10 days after termination of the residential lease agreement. The same obligation rests on the new tenant of the apartment-right (no later than 10 days before the delivery date to the new tenant of the residential premises).
9. The new tenant, as a resident of the aforementioned apartment-right, is automatically a member of the residents' committee and is obliged to comply with the House Rules. For this purpose, he/she signs a declaration in duplicate, of which one copy is for the property manager. It is also desirable for an introduction to take place with the property manager before joining.
10. Residents are obliged to ensure that their private area is not occupied by anyone who has not signed the declaration referred to in Article 38 of this section.

Section 5: Common areas

11. To avoid any ambiguity regarding what constitutes the common areas and/or property, we refer to the floor plan of each floor, which is attached to the residential lease agreement and on which the common areas are explicitly indicated.
12. The common halls, stairwells, stairs, corridors, etc., are not to be used for storage of goods, parking bicycles, or placement of waste bins, garbage containers, etc.
13. Bicycles with or without auxiliary motors should only be placed in the designated bicycle and/or scooter storage areas belonging to the apartment. In the absence thereof, a storage area will be designated. Other items such as strollers, etc., may only be placed in the specifically designated areas. Bicycles may be stored in the common bicycle storage area. Bicycles in the courtyard can be placed in the available racks.
14. The installation of nameplates, advertising signs, signboards, banners, flower boxes, spot-lights, and generally protruding objects on the inside and outside is only permitted with written permission from the property manager.
15. Only Dutch national flags may be displayed.
16. The nameplates used at the communal entrance on the street side must be uniform. A decision on this matter is made by the property manager.
17. If the common areas or property are contaminated for any reason (broken glassware, torn garbage bags, etc.), all consequences thereof must be immediately rectified by the person responsible. This also applies if someone observes such contamination for unknown reasons.

18. Printed materials, newspapers, and other advertisements delivered through the mailbox should not be left in the common areas, including the central hall. This also applies to wrongly delivered mail. If one does not wish to receive unaddressed printed materials, a sticker should be placed on the mailbox to indicate so.
19. Access to the roof or an installation room is only permitted for authorized representatives appointed by the property manager to perform any work on the communal installation.
20. Each resident is obliged, to the best of their ability, to take measures to prevent damage to the building, including damage caused by weather conditions.
21. Work on the communal areas may only be carried out upon the instruction of the property manager.
22. The communal corridors leading to the front doors of the apartments may only be used for plants, paintings, etcetera if this has been approved by the landlord. However, the walking space may never be obstructed or blocked.
23. Conducting private or public sales within the building is not allowed.
24. It is prohibited to tap electricity from the communal electrical lines for private use.
25. Placing or storing goods in the basement is not allowed.
26. Cars, scooters, and bicycles may not be parked outside the designated (car) parking spaces.
27. Smoking is not allowed in the common areas.

Section 6: Use of Private Space

28. Residents are not allowed to make changes to the common areas and common property without written permission from the administrator, even if they are located in the private areas. If permitted in writing, these changes must not cause damage to any other part of the building.
29. Any construction, addition, or alteration is prohibited without written permission from the administrator.
30. If access to an apartment is necessary for repairs to common facilities or in case of emergencies, every resident or user is obligated to grant access to the apartment. In the event of an emergency requiring the administrator to access an apartment when the resident is absent, they will be accompanied by a police officer.
31. Connecting motorized exhaust hoods or other devices to the mechanical ventilation system is prohibited.
32. Installation of roof, wall, or window vents, whether permanent or temporary, for dryers, exhaust hoods, air conditioners, etc., is not permitted.
33. Attaching antennas (such as for satellite dishes) to balconies or the facade is not allowed.
34. Installation of any form of outdoor sunshades (screens, roller shutters, awnings) is not permitted without written approval from the administrator. Screen doors and window screens are allowed, provided they are in the prescribed RAL color.
35. Nailing or drilling into the floor is prohibited due to the presence of water, gas, and heating pipes embedded in the floor.
36. Throwing garbage or waste from balconies or windows, as well as feeding animals from balconies or windows, is prohibited.

Section 7: Use of Balcony / Rooftop Terrace

37. Balconies and/or rooftop terraces must be used and kept clean in a way that prevents waste, dirt, or other materials from falling onto lower-lying areas, balconies, or rooftop terraces.
38. Drying laundry on or hanging over the balconies/rooftop terraces is not permitted. No clotheslines should be attached within the balconies/rooftop terraces.
39. Placing cabinets on balconies and/or rooftop terraces that protrude above the balcony rail-ings or balustrade is not allowed.
40. Residents are responsible for keeping the premises, balcony, and/or rooftop terrace (including drain grates) clean.

Section 8: Use of Parking Spaces + Parking Lot

41. The use of parking lots and/or parking spaces belonging to the dwellings for business purposes, as a workshop, or for storage of flammable or explosive substances is prohibited.
42. Washing cars or other vehicles on the parking lot is prohibited.
43. Every user of a parking lot is liable for any oil stains they may cause and is obligated to clean them.
44. Neither the joint occupant nor the landlord is liable for any damage caused to persons or property in the parking lot, regardless of the cause.

Section 9: Access and Safety

45. Allowing unknown visitors into the building is not permitted. Residents and their household members are required to ensure that the entrance doors to the building, as well as the doors and gates of the parking lot and/or bicycle storage, are always closed after use.
46. Residents should be aware of their responsibility for the safety and preservation of life and property in and around the apartment building. Therefore, they should:
 - a. Identify and report unwanted or dangerous situations.
 - b. Report any damages or defects to common property or areas to the administrator.
 - c. Exercise caution when issuing keys.
47. In case of loss of a general access key, this should be immediately reported to the caretaker and the landlord.
48. Residents remain fully responsible and liable for the consequences of lost or handed over keys to third parties, including keys for access doors.
49. At the discretion of the administrator, in case of key loss where safety is compromised, the respective locks may be replaced at the expense of the individual concerned.

Section 10: What to do in case of absence

50. During periods of absence, residents are required to ensure that the mailbox is regularly emptied to prevent promotional materials, mail, newspapers, etc. from accumulating in the hallway or protruding from the mailbox.

Section 11: Noise Disturbance

51. Drilling, hammering, and other forms of loud noise are not permitted on Sundays, public holi-days, and between 8:00 PM and 12:00 AM, as well as between 12:00 AM and 10:00 AM.

52. Barbecuing on balconies/rooftops and/or (parking) areas is prohibited.

53. Residents are not allowed to have open fires/fireplace installations.

54. It is not permitted to use musical instruments, sound reproduction devices, or other equip-ment in a way that the produced sound is audible outside the private area where the device or instrument is being used or causes any disturbance. The person responsible for the noise should inquire with other residents to ensure there is no disturbance. The use of mu-sical instruments such as piano, guitar, etc. is not allowed between 10:00 PM and 12:00 AM, as well as between 12:00 AM and 10:00 AM.

55. Loud striking clocks, timepieces, and chiming clocks may not be installed on the partition walls between the apartments without the use of felt pads or other sound-insulating measures to minimize disturbance to neighboring residents.

56. Washing machines and dryers in the apartments may not be used between 10:00 PM and 12:00 AM, as well as between

12:00 AM and 8:00 AM. To prevent noise, the machines should be placed on rubber mats. The same time restrictions also apply to the use of wash-ing machines in the common areas. For washing machines and dryers in the common are-as, ground floor apartments are allowed to use them on Mondays and Thursdays, first-floor apartments on Tuesdays and Fridays, and second-floor apartments on Wednesdays and Saturdays. On Sundays, the machines are available for general use by all apartments. Only detergent provided for general use may be used with the washing machines. After the wash cycle is complete, clothing must be promptly removed. If the user fails to remove their cloth-ing, the administrator has the right to remove it.

Section 12: Pets

57. Keeping pets is allowed as long as they do not cause disturbance to fellow residents. If a pet causes unreasonable nuisance, the administrator may prohibit its keeping if the issue is not resolved. The keeping of exotic animals such as monkeys/snakes, etc. is prohibited.

58. Unleashed pets are not allowed in the common areas, whether supervised or unsupervised.

59. In the event of a pet causing any mess in a common area, the resident or visitor must promptly clean it up.

60. Damage caused by (keeping) pets is the responsibility and liability of the residents owning the animal(s).

61. Brushing pets in the common areas and courtyard is not permitted.

62. When entering the common areas with pets, residents must ensure that floor contamination is minimized as much as possible.

Section 13: Waste Collection

63. Waste should be deposited (if available) in the respective containers after being separated.

64. The transportation of waste to the container area should be done with necessary care to avoid causing any dirt marks.

65. Occasional waste, caused by activities such as moving or renovation, should be personally taken by the resident and disposed of with the bulky waste.

66. The resident will ensure that the waste provided by them is properly packaged to prevent loose waste from ending up in the container.

67. If the capacity of the containers becomes insufficient at any given time, the resident should temporarily store new waste in their apartment/storage until the containers are emptied.

Section 14: Final Provisions

68. The administrator is authorized to modify and/or supplement the HR at any time, while adhering to the provisions stated in the ABHW. The landlord will promptly notify all residents and users of any additions and/or changes.

69. Upon two violations of a prohibition or failure to comply with a prescribed obligation as described in this HR, the administrator may impose a fine and determine its amount (up to €2,500). This fine will be credited to the service cost settlement. The landlord will inform all residents if a fine will be imposed.

70. An imposed fine by the landlord can be appealed in writing to

the Court; however, this does not exempt the resident from the obligation to pay said fine.

71. In all cases not covered by the regulations, the administrator shall decide.

72. Proposals for amendments to the house rules must be submitted in writing to the administrator.

73. Residents are required to make monthly advance payments of one-twelfth of the annual advance contribution. Only through automatic transfer or periodic transfer.

74. If a resident is found to have a payment arrearage in relation to the service costs, and the administrator decides to hand over the claim, the resident in question is obliged to pay all resulting interest costs, extrajudicial costs, as well as any legal costs that may be incurred. This applies to claims against residents outstanding for more than 2 months.

75. Any deficiencies/errors and/or interpretation issues in this HR can be corrected by the administrator (in all reasonableness) retroactively.

76. A resident cannot derive any rights from this HR.

77. Granted permissions facilitated by this HR can be revoked by the administrator at any time. In such cases, the reimbursement of the costs associated with this revocation will be at the discretion of the administrator and subject to assessment.

78. The administrator, at the time of establishing this regulation, can be reached via the following contact details:

Phone: 06-11165292

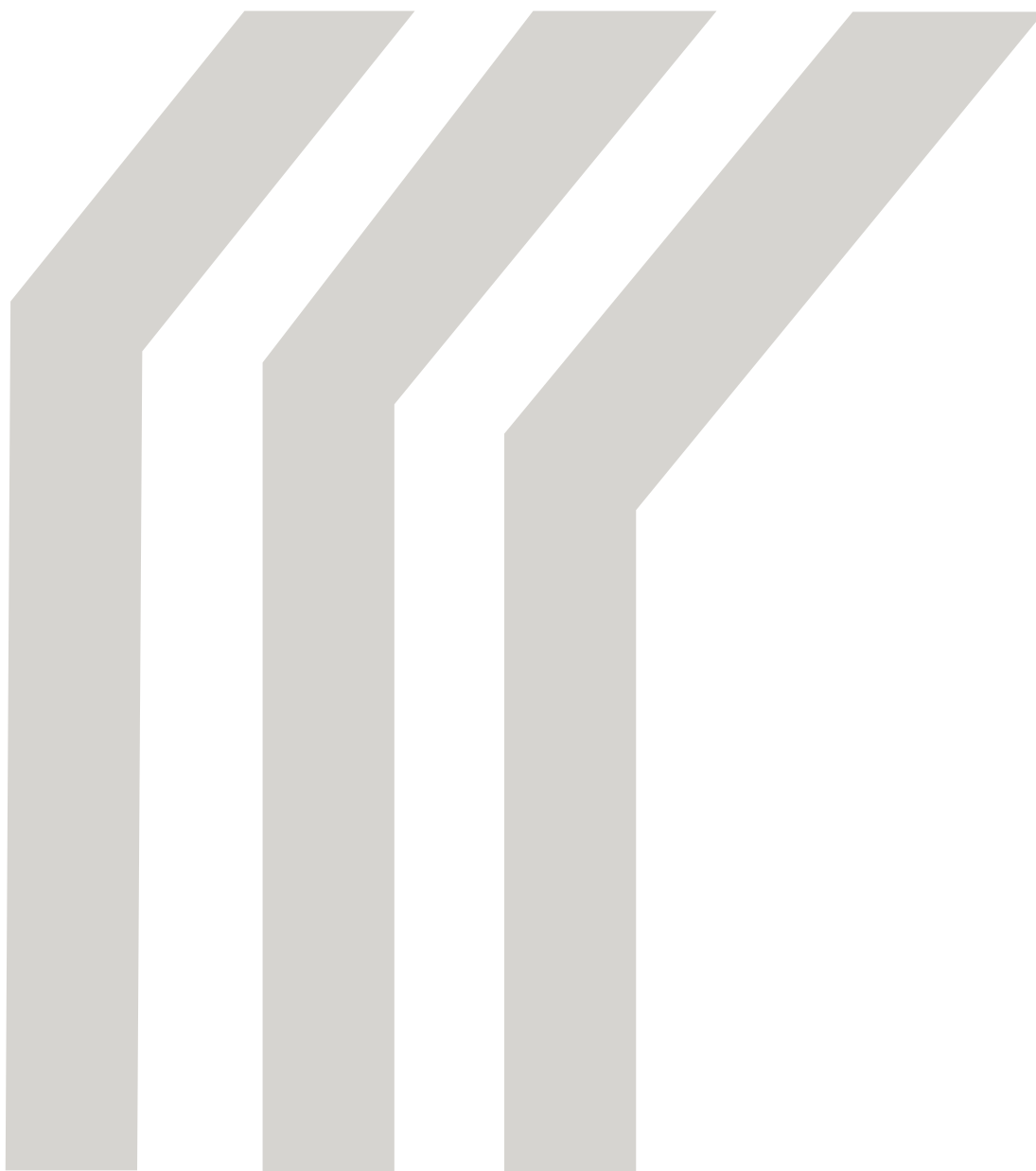
Email: info:expathousingroermond.nl

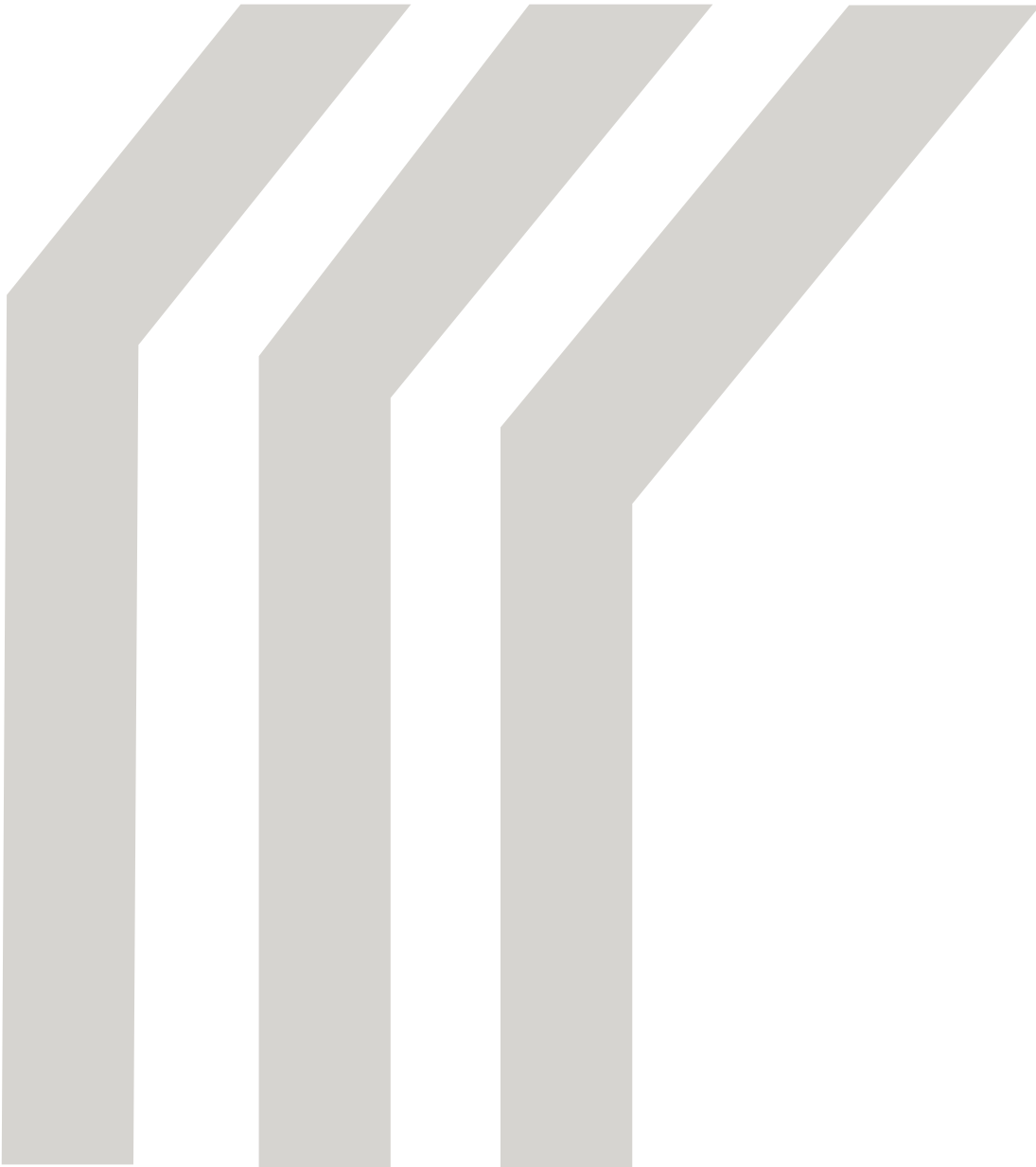
Duly established in Roermond by the administrator on: July 3, 2023

Mr. M.A. Pouwels

Duly established in Roermond by the administrator on: July 3, 2023

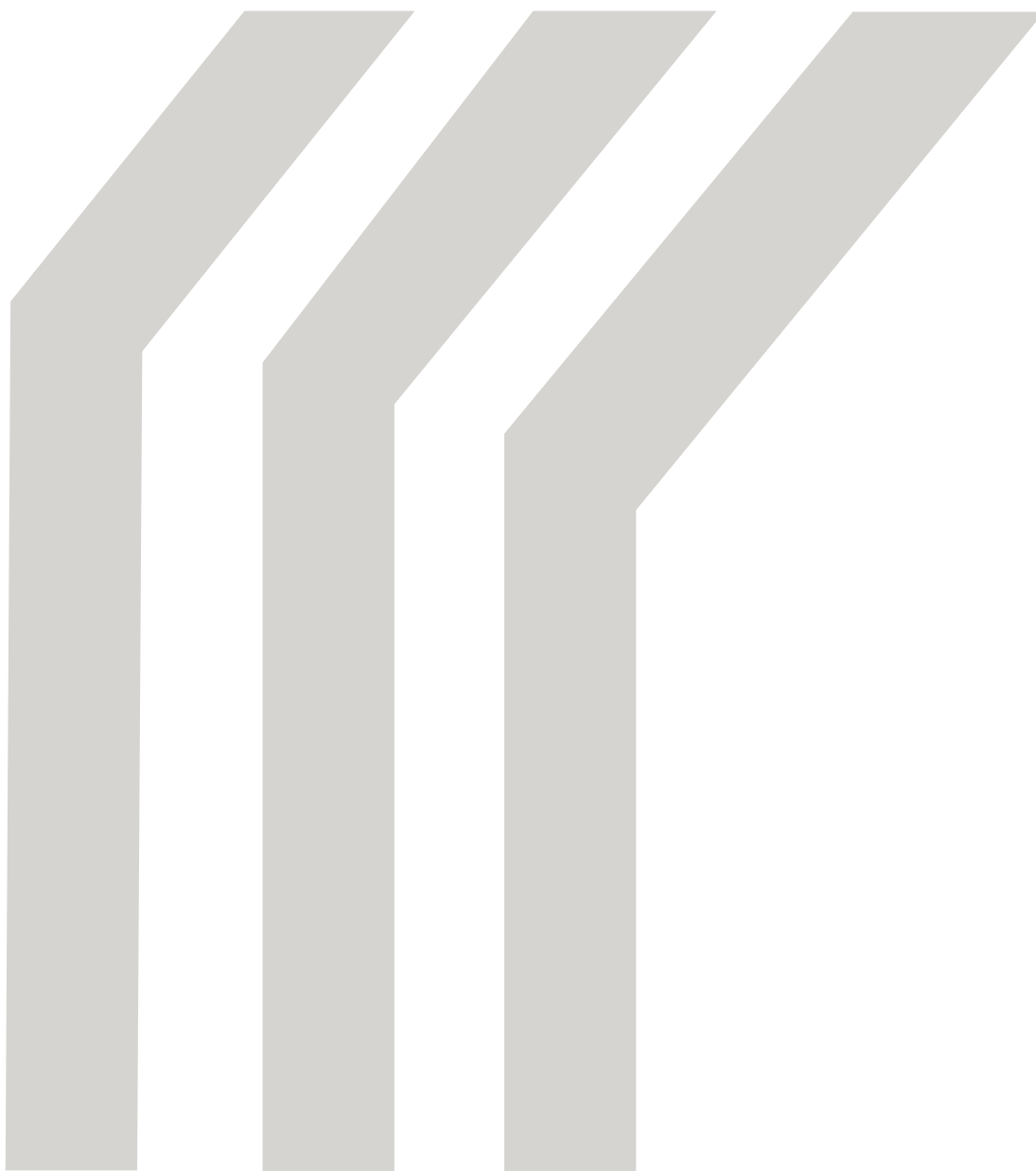
Mr. M.A. Pouwels



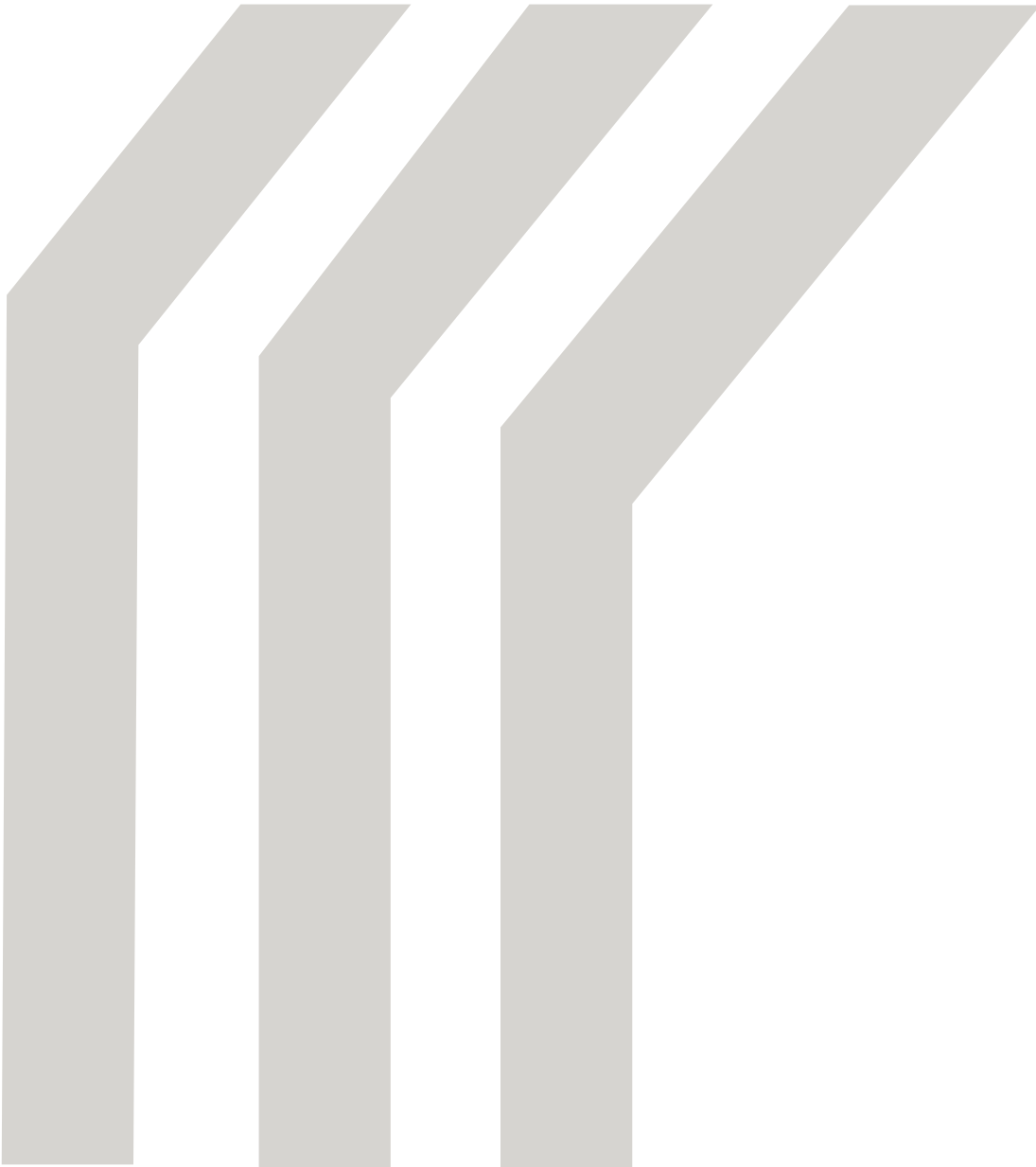












General House Rules

Expatri Housing Apartments

July 03, 2023

Table of contents

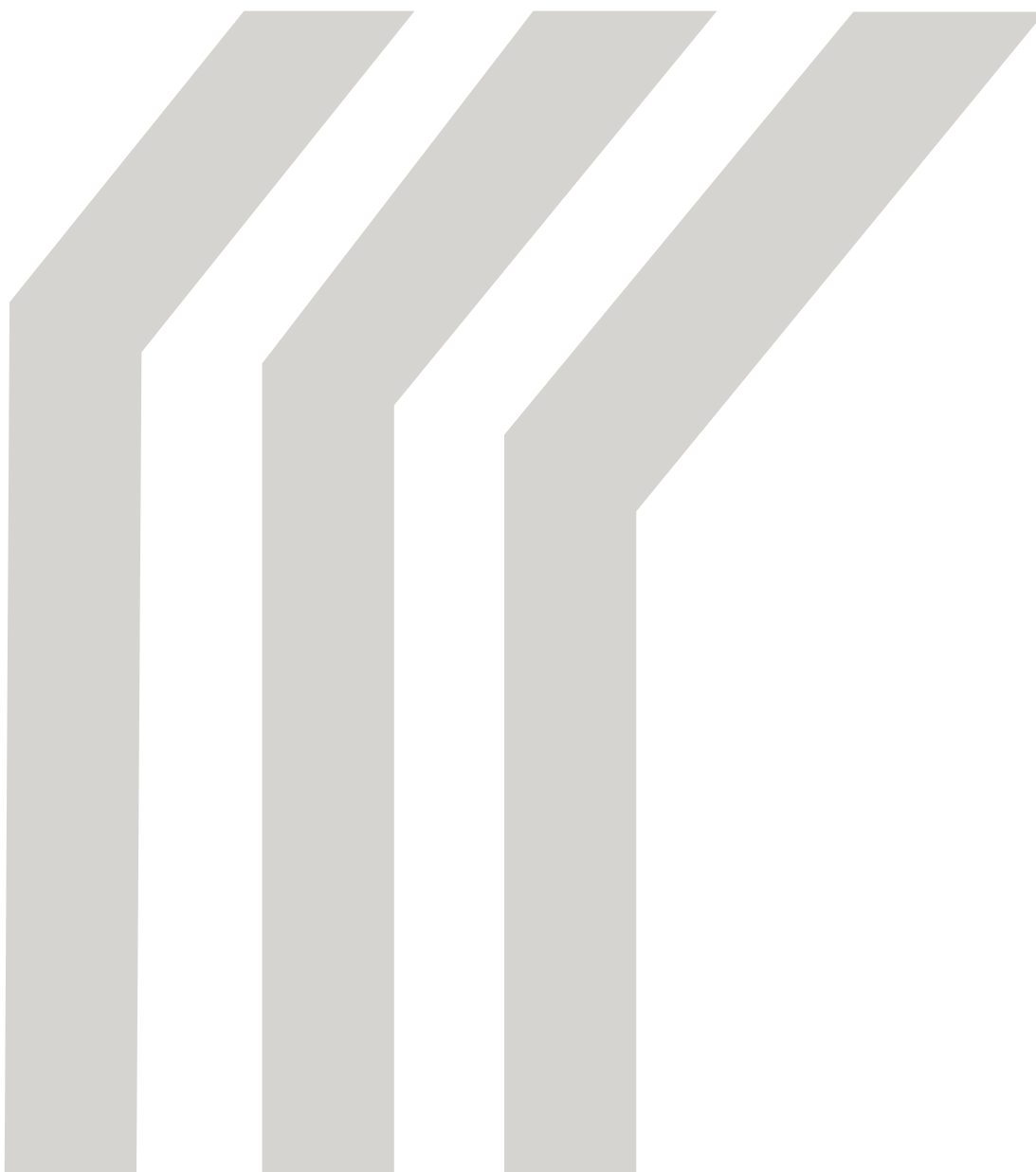
Section	Description
1.	Preface
2.	General rules
3.	Rule objectives
4.	Lease and/or termination
5.	Common areas
6.	Use of private space
7.	Use of balcony/roof terrace
8.	Use of parking lot and (bicycle) storage
9.	Access and Safety
10.	What to do in case of absence
11.	Noise disturbance
12.	Pets
13.	Waste collection
14.	Final provisions
Abbreviations	
ABV	General Board Meeting
BW	Civil Code
HR	House Rules
ABHW ment	General Provisions Residential Lease Agree-

Section 1: Preface

Living in an apartment building and its respective units presents various specific requirements due to the relatively high residential density. These requirements may not always align with common norms and beliefs regarding living in separate, individual housing. The specific apartment requirements apply to both individual apartments as well as the entire residential building.

These house rules establish guidelines to promote livability and collective responsibility among residents, both in terms of the physical and financial condition of the building, as well as the rights and obligations they have towards each other.

In accordance with the RESIDENTIAL LEASE AGREEMENT and the GENERAL PROVISIONS OF RESIDENTIAL LEASE AGREEMENT (model ROZ dated March 20, 2017, registered at the court in The Hague under number 2017.21), applicable to an apartment in the property Willem II Singel 4 and 6, referred to as "Apartment 4, 4A01 to 4A05, 4B01 to 4B06, 4C01 to 4C04, and 6" (cadastral designation: municipality of Roermond, section D number 4031, and municipality of Roermond, section D number 3167), which regulates matters such as cost allocation, insurance, operation, budget, service charges, use of common areas, rental, leasing, governance, etc., the lessor and manager, in their meeting held on 01-04-2017, have decided to establish the House Rules as follows:



Section 2: General rules

1. These House Rules (HR) supplement the provisions applicable to every resident, as stated in the “GENERAL PROVISIONS OF RESIDENTIAL LEASE AGREEMENT” (ABHW) accompanying the RESIDENTIAL LEASE AGREEMENT for an apartment. The provisions in these HR, as well as their interpretation and application, must not conflict with the ABHW. In case of any inconsistency, the ABHW prevails.
2. All articles in these HR apply to residents of apartments. When referring to actions or omissions by residents, it also includes actions and omissions by individuals who are part of the residents household and/or are the residents housemates.
3. If these HR refer to actions that may cause damage, it also includes omissions that may cause damage.
4. Every resident, as well as their household members, must comply with the provisions of these HR.
5. Every resident, as well as their household members, are prohibited from causing any form of nuisance or inconvenience to one or more other residents of the apartments.
6. The common areas and common property include, but are not limited to:
 - a. foundations, load-bearing walls, and columns; the structure of the building, including the subfloor, rough masonry, and floors (excluding finishing layers in private areas); exterior walls, including window frames with glass, doors in the exterior walls or doors that separate common areas from private areas, parapets, galleries, and corridors; roofs, chimneys and ventilation ducts, the staircases and ramps, the fencing and railings, as well as the (standard) hardware on the frames attached to the building’s exterior facade, including the parking garage.
 - b. the technical installations and associated pipes, particularly for central heating, smoke exhaust, air handling, drainage of rainwater and sewage, gas and water pipes, as well as electrical and telephone lines, shared cable television lines, and the intercom and door-opening system, to the extent that these installations do not exclusively serve a private area.

Section 3: Objectives of this regulation

7. The provisions of this HR aim to:
 - a. Promote good relations among residents.
 - b. Maintain order and cleanliness in the building, bicycle storage, scooter storage, and (car) parking areas.
 - c. Maintain the condition of the building and the installations located within or on it.
 - d. Preserve and, where possible, enhance the comfort, livability, and appearance of the apartments and/or common areas.
 - e. Establish a consistent framework for the implementation of administrative activities.

