



Vereniging van Eigenaars Koning Karel XII

VvE Koning Karel XII
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House Rules

The building (under construction) was split into apartment rights by deed dated 16 October 1989, before notary J.G. Brummelhuis,

This building is cadastrally known as Amsterdam municipality, section F, numbers 6939, 2449 and 6298, after splitting known as Amsterdam municipality, section F, number 7363 A 1 to 37. This deed also established the Association of apartment owners "KONING KAREL XII", established in Amsterdam.

Koning Karel X11 established the divisional division of the association in accordance with the model regulations, established by the Royal Notariate Fraternity in the Netherlands included in a deed on 22 November 1983 past by notary H.M. Sasse in Arnhem, transcribed at the mortgage office in Amsterdam on 30 December 1983 in part 7478 number 1.

In addition to the above-described model regulations, these will be applicable and the following House Rules as referred to in article 44 of this the aforementioned model regulations:

Article 1.

With regard to the use of the Common Parts and Cases:

The meeting of owners is authorised, in accordance with the provisions of article 11, to lay down rules concerning the use of the parts that are not intended to be used as a separate whole, insofar as the regulations do not contain any provisions. The board is authorised to maintain rules from the regulations and to grant an exemption in individual cases for the provisions in the following articles of the regulations. The exemptions granted by the board require the approval of the next Meeting of Owners.

Article 2.

In the common areas it is not allowed to:

1. place or keep bicycles, mopeds, scooters, toys and similar objects, as well as garbage bags, garbage bins, laundry or similar.
2. use drills, vehicles, tools (or similar), which can cause nuisance due to noise, vibration or stench.
3. install objects for embellishment or apply other changes, unless approved by the Meeting of Owners.
4. It is not allowed to let your children play in common areas, like playing football, roller skating or the like; the parents – as far as they are legally responsible – must make sure that their children observe the regulations in this and preceding articles.
5. The owner / tenant needs to take superfluous advertisement material, newspapers and the like to their private area. It may not be left in the common areas.
6. The owner / tenant of an apartment is not allowed to install advertising material or the like in the common areas or to an outside wall which encloses the private area of which he has the right of use based on his Apartment Right. However, it is allowed to install sun-blinds and/or air-conditioning to the front of the building, as long as it complies to the requirements set by the Association of Owners.
7. It is not allowed to obtain energy from the shared energy supply for private use.
8. It is not allowed to hang out laundry outside the facade and on the balconies, or to beat carpets.



9. In none of the spaces that belong to the building it is allowed to give music lessons or give professional music performances.

Article 3.

1. In order to limit annoying contact sounds, like walking or moving furniture, more or less solid floor-covering like felt, cork, flag-stone, lino-cut, or the like is forbidden, unless it can be proved that the contact sound isolation of the bare floor reaches a value of $I_{co} = + 10$ dB or more. This means that a hard floor-covering as mentioned before is only allowed when it is installed with expertise using a "floating floor," in order for the floor-covering not being in direct contact with the subfloor or the walls; this prevents hindrance to other owners or users.
2. Without prejudice to the provisions of article 9, paragraph 1 sub a of the above-mentioned model regulations, renovations by the owner / user of their private areas are only permitted with the written consent of the administrator and the chairman of the Association of Owners. They are entitled to obtain technical advice in advance and at the expense of the applicant. The aforementioned in this article only concerns work on floors and the outbreak of external walls, house-separating walls and window frames.
3. It is the Association of Owners or each owner only allowed to have an outside antenna, which is not part of the central antenna installation for radio and television reception to which all homes are connected, provided that the conditions imposed by the association requirements are met.
4. To prevent interference in the central radio and television reception system, owners/users shall only use approved cables and connections.
5. It is not allowed to keep pigeons or chickens in or near the building.
6. Owners of pets need to make sure that they are not burden or cause damage in any way to other residents. Pets in central areas must be kept on a leash.
7. No public sale, regular or frequent public announcements, amongst other things through advertisements, or private sale in any of the areas belonging to the building is allowed, except after obtaining written permission from the administrator.
8. No company or business may be established or exercised in homes. In none of the areas belonging to the building commercial goods can be stored, with the exception of the designated commercial areas.
9. Control of compliance of the owners will be done on behalf of the Meeting of Owners.

Article 4.

1. Every owner or user is obliged to take care of the rest in the building. To promote this, it is not allowed to perform work which causes nuisance by sound or vibrations, like drilling, hammering or the like between 22:00h in the evening and 8:00h in the morning.
2. The owner / user has the duty to take care of rest in the building and furthermore make at all times a non-disruptive use of sound equipment. In special cases, deviations from the above rules may be made with the permission of the administrator or the chairman.
3. Every owner or user is also obliged to take care of order and cleanliness in and around the building.
4. The residents are obliged to maintain the temperature in the apartment at a minimum of 5 degrees Celsius.

Article 5.

If defects are found on the building, these must be reported to the administrator as soon as possible.



Article 6.

1. Insofar as these regulations provide for rules concerning the use of those parts of the building, which are not intended to be used as a separate whole, these apply to both owner and user.
2. Without prejudice to the provisions of article 24 paragraph 4 of the aforementioned model regulations, each apartment owner can ask a user to state whether he is prepared to comply with the rule referred to in paragraph 1. If the user is not prepared or does not agree with this, the subdistrict court can decide, at the request of every apartment owner, that the court will apply to the user in accordance with the provisions of Article 875 M Civil Code paragraph 3.

Article 7.

The Meeting of Owners as referred to in Article 875f, second paragraph, under d of the Civil Code must be held in Amsterdam.

Article 8.

1. The maximum amount to which the administrator can perform maintenance work without authorization of the meeting as referred to in article 38 paragraph 2 of the model regulations is five thousand euros (€ 5,000.00) per year.
2. The maximum amount for expenses for which no qualified voting majority is required in the meeting, as referred to in article 38 paragraph 5 of the model regulations, is ten thousand euro (€ 10,000) per event.
3. The administrator shall only require the authorization of the meeting referred to in Article 41, paragraph 4 of the aforementioned model regulations if the interest exceeds the sum of five thousand euros (€ 5,000.00) per year.
4. The maximum amount to which the administrator does not require authorization from the chairman of the meeting as referred to in Article 41, paragraph 5 of the aforementioned model regulations for the conclusion of commitments is five thousand euros (€ 5,000.00).
5. The maximum amount to which individual administrators can carry out maintenance work without authorization from the chairman of the meeting is one thousand euros (€ 1,000.00).
6. If the intended disposal of his apartment right, the owner must inform the administrator in due time of the date of disposal, stating the name (s) of the new owner (s).
7. The owners are obliged to pay one / twelfth of the intended share to the association before or on the first of each month, for the first time on the first of the month following the month in which the apartment right will be delivered or transferred.

Article 9.

1. Addition to or amendment of these regulations can be made by the Meeting of Owners with a majority of at least three-fourths of the number of votes cast, in a meeting where a number of owners are present or represented that at least two-thirds of the total number of votes can be casted. Article 38 fifth paragraph of the aforementioned model regulations applies mutatis mutandis.
2. In case of alienation of an apartment right, the transferee who wants to use the private himself, is obliged to sign a declaration that he will comply with the provisions of house rules.