

RULES AND REGULATIONS

1 January 2013

1 COMMON FACILITIES AND OUTDOOR AREAS

Cleanliness and good general order must be complied with in the use of common facilities and outdoor areas. Rubbish and cigarette ends must be disposed of in appropriate waste containers. Lawns and plants must not be damaged. Noise must be avoided in the common facilities. Smoking and loitering in the common facilities are prohibited. After opening locked doors, make sure that the door is re-locked. Signs and advertisements may only be affixed through the consent of Kotkan Asunnot Oy.

Users of common laundry rooms, drying rooms and saunas must leave the premises tidy. For reasons of fire safety, items may only be stored in facilities reserved for this purpose. The storage of flammable substances and devices equipped with an internal combustion engine in the storage rooms and garages is prohibited. Mopeds and similar devices can be stored in basements and elsewhere indoors only if the fuel is completely removed.

When smoking within the area of the property, the health and comfort of the other residents must be considered. This is why smoking should be avoided near doorways and in areas where smoke may drift so that it disturbs the other residents.

2 APARTMENTS

The neighbours must not be disturbed in the apartments. Noise must be avoided between 22.00 and 7.00 in particular. Good care must be taken of the apartments.

The residents have the obligation to report water leaks or other defects detected in the apartment. No waste, which may block or damage the sewers, must be placed in the sewers. The ventilation outlets and inlets, floor drains and grease filters in hoods must be cleaned on a regular basis.

No modifications or repairs may be performed in the apartment without the consent of Kotkan Asunnot Oy. The tenant is liable for compensating any damage caused by smoking.

3 WASTE MANAGEMENT

Household waste and other rubbish must be put into appropriate bags and taken to waste containers for disposal. The regulations for waste sorting must be complied with. The residents are responsible for transporting away hazardous waste and large items (such as furniture). The recycling of usable goods and appropriate sorting of waste are in the common interests of all.

4 PETS

Pets must be kept on a leash outside the apartments, and pets must not disturb the residents. It is prohibited to walk pets in children's playgrounds or close to them. Pets must not foul the buildings or the area of the property. It is prohibited to feed birds from balconies and in the yard area.

5 BALCONIES AND APARTMENT-SPECIFIC YARD AREAS

The balconies must be kept clean, and in the winter they must be kept clear of snow. The balconies must not be washed with running water. It is prohibited to dust rugs and to throw rubbish, such as cigarette ends, from the balconies. Only an electric grill can be used for barbecue on the balconies. The installation of all additional antennas, such as satellite dishes, requires the consent of Kotkan Asunnot Oy.

No items must be hung outside the balconies from the railings of balconies, and nothing extending beyond the railing line of the balcony must be installed on the balconies.

If the apartment has its own apartment-specific yard area, the resident must take care of it and keep it clean.

6 DUSTING

Dusting of rugs is only permitted in designated places on weekdays. Rugs may only be dusted at times when other residents are not unreasonably disturbed.

7 TRAFFIC IN YARD AREAS, PARKING

Parking of vehicles is only permitted in designated areas. Keeping of wrecked vehicles in the yard areas and parking areas is prohibited. The holder of the vehicle is always responsible for the costs caused by the transport of the vehicle away from the property. Idling and unnecessary use of motor vehicles are prohibited. Cars must not be washed in the yard area. The cover of the car heating socket must be kept locked. The cable must not be left hanging from the pole. Kotkan Asunnot Oy is not liable for potential electrical accidents or other damage caused by the use of the heating socket. In order to avoid overloading, no vehicle interior heater must be used in a vehicle connected to the heating socket, and the heating cable of only one vehicle can be connected to a single socket.

8 VIOLATION OF THE RULES

Violation of these rules may result in liability for damages or in the dissolution of the rental agreement. The residents are also bound by the rental agreement, Public Order Act, as well as general laws and regulations.