

ACP "MISTRAL IV & V"

Avenue du Mistral, 2/4
1200 Brussels

HOUSE RULES

COMMON AREAS

The common areas, in particular the halls, staircases, landings, passageways and garage access and forecourts, must be kept free at all times.

The lift may not be used for removals. An external hoist must be used for machines, large objects and vast quantities of boxes.

When moving out or moving in, the sum of € 50 will be charged to the owner who may, where appropriate, recover it from the tenant.

Nothing may ever be stored, placed or hung up there.

In the private areas, every co-owner remains free to carry out, by himself or through someone else, at his sole risk, any work he chooses that cannot hinder or inconvenience his direct neighbours or the other co-owners or compromise the robustness, healthiness or safety of the building.

Carpets or mats may not be beaten or shaken out in any part of the building, including on roofs and terraces. The occupants must use domestic appliances appropriate for this purpose.

No private housework may be carried out in the corridors and on the shared landings.

It is strictly prohibited to use any gas pipes in the building that are made of rubber or any other material that may rupture under gas pressure. All such pipes must be rigid and made of metal.

As a matter of simple toleration, the occupants of the building may keep dogs, cats and birds in the building. If the animal causes nuisance because of noise, smell or otherwise, the toleration may be withdrawn in respect of the animal concerned.

Garages must be used with a minimum of inconvenience to the co-owners, in particular between midnight and 7 am.

It is prohibited to sound a car horn and to remain stationary at the garage entrance and on the forecourts, in order not to hinder entry and exit manoeuvres.

The co-owners, tenants, domestic servants and other occupants of the building must always inhabit the building and use it with due care and diligence.

Occupants must make sure that the peace and quiet of the building is not disturbed at any time by themselves, by people working for them, or by their tenants or visitors.

No machines or other sources of noise may be used between 10 pm and 6 am.

No abnormal noise may be produced. The use of musical instruments, radios, televisions and stereo equipment is authorised. However, the occupants must make sure that the operation of such appliances does not disturb the occupants of the building.

If in the building use is made of electrical appliances causing interference, they must be fitted with devices reducing such interference so as not to disturb radio reception.

No motor may be installed in the private areas except for small ones running domestic appliances.

Children may not play or run about in any shared areas, in particular at the entrance to the garages, the entrance hall, on the landings and in the lifts.

ADVERTISING

All advertising on the building is prohibited except with special authorisation by the meeting of co-owners.

No text may be displayed at the windows on the floors, on the outside doors or the outer walls, nor on the stairs or in the halls and passageways.

On the entrance door to the apartments or next to it, a nameplate may be affixed in accordance with the model accepted by the meeting of co-owners, indicating the occupant's name and, where appropriate, his or her profession.

If a profession as referred to in the preceding paragraph is exercised in the building, it is also permitted to affix, at the site to be designated by the managing agent of the building, a nameplate following a model to be approved by the meeting of co-owners, showing the name of the occupant and his or her profession.

PROHIBITIONS

No dangerous, unhealthy or hazardous material may be stored in the building.

For moving in, moving out and for the transport of large items of furniture, a particular amount will be charged as determined by the meeting of co-owners.

Any damage caused by handling such items to the common areas of the building shall be charged to the co-owner who has ordered the transport.

TRANSMISSION OF OBLIGATIONS

The co-owners undertake to obtain from their tenants, or from their successors in title, a commitment to inhabit the building in accordance with the provisions laid down in these house rules, which the latter must acknowledge to have taken cognisance of.

CELLARS

The cellars can be owned only by the owners of the apartments in the building.
They may be used only by the occupants of apartments in the building or persons employed by them.
Co-owners may exchange cellars amongst themselves.

OTHER PROVISIONS

The co-owners and their successors in title must meet all payments required by the local authorities, the police and the roads department.

