

In addition to the applicable laws, regulations, the Articles of Association, and the city's ordinances, the rules stated in these house rules or in separate notices issued by the housing company must be followed within the property area and building.

All residents must consider other residents with their behavior. No one should unnecessarily disturb another's living comfort. Each resident is obligated to familiarize themselves with the rules and follow them, as well as ensure that family members and guests also follow them.

The shareholder is obligated to inform tenants about these rules.

In common areas, noise and unnecessary lingering should be avoided. Common areas are only for the residents of the housing company.

Cleanliness and order must be maintained in the building.

Feeding animals on the balcony is prohibited.

#### DOORS LEADING FROM THE BASEMENT AND STAIRWELL TO COMMON AREAS

These doors must be kept locked.

#### EXTERIOR DOORS

These doors must be kept locked at all times. The person who has neglected to close the doors is responsible for any damage that may result from this. The doors must be closed as quietly as possible.

#### DOOR CODE

Door code must not be shared publicly. If you have ordered something, try to pick them up yourself at the front door without giving out the door code.

#### SANCTITY OF THE HOME

All kind of disruptive activities are prohibited in the apartment and other indoor and outdoor areas of the housing company between 22.00–07.00. Between 22.00–07.00 residents and their guests must avoid loud noises that can be heard in other apartments. During the quiet hours, it is also important to maintain as much silence as possible when moving through stairwells and closing doors. Events or parties that continue past 22.00 must be notified to the neighbors in advance.

#### STORAGE AREAS, BICYCLE STORAGES, STAIRWELLS AND OTHER COMMON AREAS.

Only items that do not pose a fire hazard may be stored in these areas. The apartment holder is responsible for keeping their storage clean and locked.

Only bicycles, skis, sleds, or similar equipment may be stored in bicycle storage.

Charging batteries in bicycle storage and common areas is strictly prohibited.

Only items owned by the housing company may be stored in storages used by the housing company.

Personal belongings must not be stored in the company's common areas, including stairwells and the corridors of storage and basement areas. The housing company may remove and dispose items left in common areas without permission. The apartment holder is responsible for the costs incurred from the removal of these items.

#### CLEANING

Any kind of dusting is prohibited in stairwells, windows and balconies.

#### PARKING AND WASHING VEHICLES

Parking of vehicles is only permitted in designated spots. Emergency access routes must be kept clear. Washing vehicles in the housing company's property is prohibited. Parking electric scooters on pathways is prohibited.

#### SAUNA, WASHING FACILITIES AND TOILET

The sauna steam room, washing facilities, changing room and toilet must be used properly and kept clean. After use, the areas must be tidied up.

#### SMOKING

Smoking is only permitted in designated areas in the yard. Cigarette butts must be disposed of to a designated container. Smoking is prohibited everywhere else.

#### PLAY AREA

Play area must be kept clean, your own play equipment and toys must be collected.

#### PETS

Pets must be kept on a leash on the housing company's yard and common areas, and they should not disturb other residents. Pets aren't allowed to damage or mess up the housing company's building or property. Walking animals on maintained green and play areas is prohibited.

#### WASTE MANAGEMENT

Household waste must be sorted and taken to the appropriate waste bins – packed in small sizes (cardboard, carton). The removal of non-household waste (hazardous waste, appliances, furniture, renovation waste, etc.) is the responsibility of the residents. Hazardous waste must be taken to locations designated by authorities.

#### FAULT REPORTS

Any faults detected in the heating, water and sewer pipes or other structures of the housing company must be reported immediately to the maintenance company.

#### DAMAGES

The responsible party is always liable for damages to the housing company's structures, breaking windows, defacing walls, damaging the yard area (lawns, plantings), and causing other such damages.

#### MAINTENANCE OF ONE'S OWN APARTMENT

Shareholders and residents are obligated to maintain their apartment with such care that the apartment's structures are not damaged. The apartment holder must ensure that floor drains are cleaned regularly. Disposing of hygiene products, organic waste and other waste into the drain is prohibited. The apartment holder is responsible for covering the costs of cleaning any blockages in the sewer pipes they have caused, as well as any other related damage.

Apartments have mechanical ventilation. To prevent moisture damage, the ventilation valve must not be closed, blocked, or adjusted, so that the ventilation of the apartment and the entire building functions as planned.

Ventilating the apartment into the stairwell is not allowed.

Leaving the dish washer or the washing machine on by themselves is prohibited. The water inlet valve must be closed between uses.

The underfloor heating should not be turned off. Additionally, it is not advisable to adjust the underfloor heating; it should be kept at the temperature it is set to (around 25–27 degrees Celsius).

#### REPAIRS

Any modification or maintenance work must be reported in writing to the maintenance company before starting the work. The notification obligation applies to all modification and maintenance work, excluding ordinary painting or wallpapering work. Repair work must not be started before permission is granted.

In modification and repair work, the comfort of neighbors and the cleanliness of stairwells must be considered. Noisy repair and modification work must be carried out on weekdays between 08:00 and 20:00, and on Saturdays and Sundays between 10:00 and 18:00, in such a way that it does not cause unreasonable disturbance to neighbors. Noisy repair and modification work is not allowed on public holidays and festive days.

#### NOTIFICATION OF MOVE

The apartment holder must notify the maintenance company immediately if residents move into or out of the apartment.

#### RESIDENT'S ABSENCE

If the apartment is vacant for an extended period, it is advisable to inform the neighbor or the maintenance company.

#### VIOLATION OF REGULATIONS

Compliance with these house rules and regulations is monitored by the company's board, the property manager and the maintenance staff. Their remarks must be followed. Violation of the

house rules may result in liability for damages, repossession of the apartment or termination /cancellation of the lease agreement.

These rules and regulations were discussed and approved at the As Oy Varkkapelto's general meeting on April 28th, 2025.