

Approved March 2022

Condominium 'A' ROO Annex 1
Condominium 'B' ROO Annex 1

DUNA PEST RESIDENCES CONDOMINIUM HOUSE RULES

1. PURPOSE OF THE HOUSE RULES

The purpose of the House Rules is to establish the rules, in accordance with the provisions of Act CXXXIII of 2003 on Condominiums, which ensure that the residents of Duna Pest Residences Condominiums use their apartments, other associated facilities and the recreational and sports facilities of the residential community in a calm and safe environment. It also lays down the basic rules for the operation of the businesses located in the Duna Pest Residences.

2. TEMPORAL SCOPE AND AMENDMENT OF THE HOUSE RULES

The House Rules form part of the current Code of Organisational and Operation (Annex) and their provisions shall apply throughout the life of the Condominiums.

The General Meeting is entitled to amend the House Rules by applying the principles laid down in the Deed of Foundation and the rules set out in the Code of Organisation and Operation. In any case, the amendment must take into account the fact that Buildings 'A' and 'B' of the Duna Pest Residences are obliged to provide each other with services ensuring the joint operation of the two residential buildings and the mutual use of the common areas without any temporal limitations, and that accordingly the amendment of the House Rules must not prejudice the interests of either Building 'A' or Building 'B' of the Duna Pest Residences.

3. TERRITORIAL SCOPE OF THE HOUSE RULES

3. 1. Area of application of the House Rules

Buildings 'A' and 'B' of the Duna Pest Residences are separate condominiums, and each building has its own House Rules. However, because of the integral connection between the two residential buildings, the same rules of use apply to both buildings 'A' and 'B'. Accordingly, the only differences between the House Rules of the two condominiums are mainly differences of wording and form. In the light of the above, the territorial scope of these House Rules is limited to the buildings of the Condominiums that have adopted the House Rules and apply to all separately owned and exclusively used areas of Buildings 'A' and 'B' of the Duna Pest Residences, as well as to the common use areas, parts of the buildings and equipment. Therefore, during the implementation of the House Rules, the community of owners of each of the two buildings must take into account the corresponding provisions of the other building, in particular, but not exclusively, the rules on the use of sports and other recreational facilities and common areas of the building, which are available to the residents of Building 'A', but also to the residents of Building 'B' under the same conditions.

3. 2. Apartments, separately owned non-residential premises, indoor and outdoor communal access and recreational areas

The rules of use of apartments and non-residential premises under exclusive ownership or use are defined separately in the House Rules, which also include rules on communal use areas and parts of the buildings.

Common use areas are primarily the interior and exterior traffic areas of the building (in particular lobbies, entrance halls, stairwells, lifts, corridors, other traffic areas within the building including access routes on parking garage floors), as well as the pavements and vehicle entrances around the building.

Recreational areas are understood to be the internal and external areas of the buildings of the Duna Pest Residences where recreational facilities are available for residents and their guests, in particular:

- swimming pool and its associated facilities (sauna, steam room, tanning bed, salt cabin), squash courts, gym,
- club room, library, billiard room,
- landscaped roof garden.

3. 3. Staff rooms, storage rooms, central waste collection point, technical rooms

Commonly owned areas which are excluded from common use by virtue of their specific function: staff changing rooms, associated ancillary facilities, service offices, storage rooms, technical rooms. Technical rooms shall be understood to mean all areas which are closed to the public and to which, for security reasons, only technical staff have access. The proper use of such areas can be monitored by the condominium members through the Joint Representative or the Audit Committee.

3. 4. Parking levels, storage facilities

An integral part of the Duna Pest Residences are the parking facilities on levels -1 and -2, and the enclosed storage spaces.

The House Rules lay down separate rules for the use of the parking levels and parking spaces, as well as the storage spaces on the parking levels.

4. PERSONAL SCOPE OF THE HOUSE RULES

All persons staying temporarily or permanently in the residential buildings of Duna Pest Residences are obliged to comply with the House Rules. Accordingly, the House Rules apply to residents, in particular:

- the condominium members,
- the actual users of the apartments, storage spaces, parking spaces and businesses (whether they have a lease or other legal right to use them),
- the cohabitants, guests, etc. of the actual users,
- workers in the privately owned and/or common areas of the Condominiums. This should be understood to include employees of the actual users, as well as workers (contractors, agents, etc.) acting on their behalf on a permanent or ad hoc basis,
- the Joint Representative and the workers, employees and subcontractors of the Condominiums.

The House Rules shall apply to persons (doctors, ambulances, police, firemen, other public officials) who enter the premises of the Duna Pest Residences on an ad hoc basis for reasons of personal and/or property protection or for other public interest purposes as long as they do not conflict with mandatory provisions of the law (or other regulations governing the practice of the particular profession) applicable to persons exercising such functions.

5. CLEANLINESS OF THE HOUSE

5. 1. General provisions

Keeping the premises of the Duna Pest Residences clean is in the common interest of the residents. The general provisions of the House Rules regarding cleanliness must be observed by all persons subject to the House Rules.

In order to maintain an impeccable level of cleanliness, the Joint Representative shall, with the agreement of the AC, draw up a Cleaning and Waste Management Policy, which may contain further detailed rules.

5. 2. Obligation of the office responsible for operation

5.2.1 The Operations Office supervises the maintenance of the buildings of the Duna Pest Residences, primarily the common use areas, the special-purpose (sports and other recreational) areas, the roof garden, the parking levels, the roads and pavements, in accordance with the prevailing weather conditions and the operation and reputation of the Duna Pest Residences. The General Meetings of the Condominiums may decide to have the cleaning of the residential buildings performed by a professional company with appropriate references and liability insurance, or by a professional company (hereinafter: 'Cleaning Contractors').

5.2.2 The cleaning shall be performed in accordance with the public health legislation in force. The Cleaning Contractors manage the waste containers placed at the bottom of the stairwells, where waste from the Duna Pest Residences is deposited, and also ensure their regular removal and the disinfection of the waste containers.

5.2.3 The person in charge of operations shall supervise that the Cleaning Contractors and/or the relevant subcontractors perform their work in accordance with the provisions of the House Rules and the Cleaning and Waste Management Policy.

5. 3. Cleaning procedure for the common area of the Condominium

5.3.1 The Cleaning Contractors shall perform their tasks according to a predetermined work schedule, ensuring the constant cleanliness of the Condominium and meeting the high expectations of the residents towards the Condominium.

5.3.2 Communal use areas with special functions (sports and other recreational facilities and their associated sanitary facilities) must be cleaned in accordance with their function, hygiene and safety standards (in particular, regular mopping required by the continuous operation, mopping up the swimming pool and associated areas to prevent slipping, performing the required disinfection).

The cleaning and disinfection of the swimming pool complex must be performed in accordance with the rules in force for similar establishments and must be constantly and rigorously monitored by the person responsible for its operation.

5.3.3 The cleaning of the common internal and external areas of the Duna Pest Residences must be scheduled in such a way that does not disturb the residents. With this in mind, the Cleaning and Waste Management Policy shall specify the cleaning tasks to be performed on a daily/weekly/monthly basis and on a seasonal/weather-dependent basis.

5. 4. Obligations of residents

5.4.1 Residents must endeavour to keep the Condominium clean. The residents must dispose of all waste from the apartments and businesses in the nearest stairwell waste collection container. When waste is taken to the waste collection containers, care must be taken to ensure that no waste is left behind and that no traces of waste are left in the common areas.

5.4.2 In sports and other recreational areas, all residents are required to comply with cleanliness and hygiene regulations.

5.4.3 It is prohibited to:

- shake carpets, clean shoes, etc. in the corridor, stairwell or lift lobby,
- place household waste in the corridor, stairwell or lift lobby,
- smoke in any common area of the Condominiums (including terraces and external access areas to entrances),
- throw butts, leaflets, tissues, etc. onto the ground,
- throw objects or spill liquids from the building,
- to store or collect, even temporarily, waste or any other material which is not waste but which constitutes a fire hazard, in the storage spaces or in the parking areas on parking levels.

5.4.4 The owner or the contractor performing the renovation or maintenance work shall be responsible for the removal of all waste and the cleaning up of any contamination relating to the conversion, renovation or technical maintenance of apartments or businesses. No waste or contamination of any kind may be present in the common area during such work. The corridor carpeting shall be protected with a foil or cardboard cover until the completion of the works.

5.4.5 Plants may be kept and tended in windows, balconies, loggias and terraces only, without disturbing others.

5.4.6 In the catering businesses on the street level and 1st floor of the Duna Pest Residences, special care shall be taken to comply with public health regulations on the storage and safekeeping of food and beverages served and stored without contamination. Particular attention should be paid to cleaning practices to prevent the infestation of insects and rodents.

5.4.7. The keeping of pets shall not result in the contamination of common areas or the infestation of insects or pests.

5. 5. Waste management

5.5.1 Duna Pest Residences collects waste in accordance with official regulations. The Operations Office is responsible for the removal of waste collected in the central waste collection points.

5.5.2 All businesses (including retail, service, office and banking businesses) are required to manage hazardous

waste in accordance with the applicable legislation.

5.6. Improperly stored items

Items (e.g. bicycles, motorcycles, tyres, furniture, building materials, etc.) stored in violation of the law, in particular in violation of fire and disaster prevention regulations, on the premises of the Condominiums, including parking garage levels, shall be taken into safekeeping by Condominiums in a lockable space. The receptionist-porter service of the condominium records the taking into safekeeping, attaching a photograph of the irregular storage and informing the condominium member concerned via the letterbox of the sub-unit.

For storage of more than 15 days, the Condominium establishes a flat common cost for the reimbursement of the common costs of storage, which is imposed on the relevant condominium member as a common cost payment obligation together with the subsequent monthly cost charge. The flat common cost for storage is HUF 3,000 per storage item for each month of storage started that exceeds 15 calendar days. All storage items shall be rounded up to the nearest whole number. The General Meeting considers a storage item to be the size of a cardboard box, 64 x 34 x 38 centimetres, known as a moving box in the condominium. For items that cannot be stored in a cardboard box, such as furniture, the volume given by the dimensions of the items to be stored should be proportioned to the one storage item defined above.

6. INSECT AND RODENT EXTERMINATION POLICY OF THE CONDOMINIUM

6. 1. The periodic extermination of insects and rodents is performed by a specialist company contracted for this purpose by Duna Pest Residences. The contractor will inform the residents in advance, via the Operations Office, of the scheduled, regular and ad hoc extermination dates.

If it becomes necessary to install insect or poison traps in the Duna Pest Residences, the Operations Office will inform the residents in advance.

6. 2. In order to ensure effective extermination at the right time, the residents must cooperate in allowing the contractor access to the apartments and non-residential areas at the time of the extermination.

6. 3. Extermination may only be performed using chemicals which are completely harmless to humans and which comply fully with the official regulations in force.

6. 4. Residents must take all reasonable measures to prevent the infestation of insects and rodents. If the residents notice any infestation of insects or rodents, they must immediately report it to the Operations Office.

7. TECHNICAL REGULATIONS

7. 1. Conversion, renovation, other technical works

In order to protect the unified technical system of the Duna Pest Residences and to ensure the safety of the residents, technical works in apartments, non-residential premises and the exterior parts of the separately owned parts of the building require the prior written consent of the Operations Office.

Technical works affecting the common area and/or disturbing the neighbours, such as minor repairs not reaching the level of conversion or renovation, may only be performed upon written request of the actual user of the apartment or premises (request for work permit) and with the written permission of the Operations Office.

Before starting any technical works subject to a permit, the Operations Office must be contacted and must be provided with construction depth design documentation for each apartment, and the application for a work permit must indicate the following:

- the exact technical content of the planned works,
- the start and completion dates,
- the persons performing the work and their contact details
- if some of the works involve restrictions on public utility services, the exact time and content of the restrictions.

The Operations Office may only authorise technical intervention if it is compatible with the technical system

of the residential building.

If the work requires technical design documentation, this must also be approved in advance by the Operations Office and a start and completion date must be announced.

If the technical works, such as conversions or renovations, require an official permit in addition to the approval of the Operations Office, the works may only be performed in accordance with the lawful architectural and regulatory requirements, and in possession of and in compliance with the legally valid official permit issued for the work in question.

In no event does the agreement in principle of the Operating Office replace the necessary official permits.

The contractor must be in possession of valid liability insurance, which they must present to the Operations Office before commencing the works.

The Operations Office may check that the authorised technical works are being performed as planned and must consult the contractor in case of any discrepancy. If the consultation is unsuccessful, the Operations Office shall notify the client and the competent authorities of the discrepancy.

Work that may affect and/or be performed in the common areas as well as in the areas of adjacent properties may only be performed during the hours authorised by the Operations Office, only on working days between 08:00 and 18:00, while respecting the interests and tranquillity of other residents.

The completed work shall be reported by the contractor to the Operations Office, which the Operations Office shall be entitled to inspect.

The equipment installed in the apartments and integrated into the common technical system of the Condominiums requires periodic maintenance in accordance with the relevant factory instructions and in the manner specified. The maintenance may only be performed by a company with liability insurance or by its technicians. The maintenance also requires a work permit as described above if the work involves the common technical systems.

7. 2. Technical Operation

For the activities related to the operation of the technical equipment, the Operations Office engages maintenance staff with appropriate expertise employed by the Condominium, as well as subcontractors with appropriate references under a separate contract. The persons working under such contracts shall perform their tasks in accordance with the relevant contracts and the House Rules.

In addition to the professional management of the administrative activities of the Condominiums, the Operations Office also performs and/or supervises the following tasks related to the technical operation of the Duna Pest Residences:

- a) operation and maintenance of the building engineering systems in the common areas, such as water, sewerage, gas, electricity, central heating and cooling and ventilation systems,
- b) the operation and maintenance of central electrical installations, lightning protection, transformer substations, distribution and sub-distribution boards, switchgear devices,
- c) the operation and maintenance of central security technology installations (fire alarms, intrusion alarms, security lighting, fire-fighting networks),
- d) studio and sound equipment, closed-circuit radio network,
- e) telephone, switchboard and sub-centre,
- f) maintenance of the common parts of the building, both inside and outside,
- g) operating central waste storage and collection containers,
- h) operation and maintenance of common area lifts,
- i) operation and maintenance of gardening equipment in the common areas and immediate surroundings of the building,
- j) operation of the parking garage entry system.

Within the scope of the decision of the General Meeting of the Condominiums, residents have the opportunity to request the assistance of technical maintenance staff directly employed by the Condominiums for work within apartments that is performed by the owners, from the manager in charge of engineering. The assistance of maintenance staff may be authorised by the manager in charge of operations if the condominium staff can

provide assistance without significantly interfering with the normal tasks of the condominium. The cooperation of the Condominiums cannot be demanded! No consideration may be requested by operations for the assistance provided on request (not including the cost of any parts that may become necessary and are available in the Condominiums' inventories). In any case, the assistance of the community - the execution of works within the apartments under the competence of the owner - cannot be interpreted as a service based on a contractual agreement or assignment contract, so the owner requesting assistance cannot legally claim any warranty, guarantee or other liability against the community, except for intentional damage.

This includes, in particular, minor repair work in households that does not require special expertise.

8. SAFETY

8. 1. Security, protection and safety

8.1.1 The reception-porter service and security and protection of the Condominiums is provided by either employees with appropriate expertise (hereinafter: 'reception-porter service') appointed by the Joint Representative, with the consent of the AC representing the Condominium members, or by a company with appropriate expertise (hereinafter: 'Security Service') under a separate contract, under their professional management and/or full service.

The Security Service shall perform its tasks in accordance with the provisions of the legislation on the protection of persons and property and the provisions of the Condominium's ROO (including the House Rules and the Standard Rules).

8.1.2 The Security Service/reception-porter service staff shall ensure the peace of mind and security of the residents by their 24-hour presence and activities in the common areas. They are also responsible for the reception and doorman service, among others, unless otherwise decided by the General Meeting of the Condominiums. Their main tasks include:

- Ensuring the access of residents to and from the building and preventing unauthorised persons from entering.
- Checking the legality of all movements of persons other than residents.
- Informing residents by telephone of guests and consignments arriving for them (except businesses). Guests may be admitted only with the prior or telephone permission of the resident.
- Ensuring security in the common areas by personal presence, and security in the garage hall by means of CCTV and periodic personal walkthrough, and the use of monitors in the reception area.
- Monitoring of the movements of owners (residents, lessees) and subcontractors working in the Condominiums, the utility bill collector and the postman, subject to the authorisation of the management.
- Acting as an intermediary between residents and the availability (fullness) of recreational services, if required.
- Ensuring a constant presence at the reception desks of the Condominiums.
- To act without delay in the event of any incident, which must be reported immediately to the manager responsible for the operation of the condominiums after the initial action has been taken.
- Informing the manager in charge of operations immediately, preferably in writing, if they become aware of a malfunction in any of the operating systems of the Condominiums (including alerts based on notification). In particular, this includes the water, cooling and heating systems, as well as the fire alarm systems of the Condominiums, the failure of any camera, but also the failure of any lighting fixture of the lighting system.
- In the event of a power outage, ensuring access to the parking garage levels by manually moving the shutter door.
- If required, to provide professional support to the ambulance service, police and fire brigade (usually the competent authorities responding to the needs of the condominiums).

8.1.3. The security system stores the recordings of the security cameras installed in the residential building for 30 days, after which they are automatically erased. Copies of the recordings of extraordinary incidents shall be kept until the date specified by the Joint Representative.

The Security Service/reception-porter service may only provide access to the recordings, and possibly release copies, upon a justified request by a resident, an official request by a public authority, or to clarify the

circumstances of a damage or incident, with the express permission of the Joint Representative of the Condominiums.

8.1.4. In the residential buildings, a security card (or a data carrier serving the same purpose) shall be provided to facilitate the movement of authorised persons. A record of the issued cards is kept by the Operations Office. The first magnetic cards for own properties issued by the General Meeting are issued free of charge based on the size of the own property.

The number of entry cards are determined as follows: 4 cards per apartment, plus one additional card per 25 m² over 50 m². To facilitate the identification of the cardholder, the Joint Representative installs computers at the entry points where the cardholder's details are displayed, thus enabling identification based on their photograph. The card (as detailed in the Standard Rules, which form an integral part of the provisions of the ROO of the Condominiums) normally facilitates entry for two additional guests arriving with the cardholder when using the common areas, and in certain cases, the possibility of using the services.

Persons without an entry card are only allowed to stay in the lobby until their right of entry is verified by the reception, and if their right of entry to the Condominium is not verified, they must leave the premises of the Condominium.

If a card has to be replaced due to its loss, it can be replaced for a fee determined by the General Meetings of the Condominiums.

One of the magnetic cards that can be assigned to the own properties of the Condominiums must be issued exclusively in the name of the owner named in the land registry (in the case of multiple owners, the owner according to the declaration issued by the owners). In the case of legal persons, the first card must be issued in the name of the managing director, as registered in the companies register, authorised to represent the company, or in the name of the company owner designated by them in writing. Thereafter, subsequent legally issued cards must also name the primary holder of the card, in addition to the primary owner. The primary cardholder owner must be granted the right to enter common areas (not including the use of services related to the property, if their right of use has been transferred to the lessee under their contract with the lessee), irrespective of the apartment in the condominium and of any leasing of the apartment.

The person named in the lease agreement as the lessee's representative may provide for the issue of cards to additional persons assigned to the property if this possibility is expressly provided for in the agreement, subject to the primary responsibility of the owner, or if the owner makes a separate written declaration to that effect.

The mere existence of a magnetic card does not guarantee access to communal services. Its primary role is to help control the right of entry to the Condominiums. The scope and rules for the use of common areas are detailed in the Standards Rules.

8.1.5. For owners and lessees where the right to use common property premises has been suspended under a previous General Meeting resolution, the automatic use of the entrances to the Condominiums and the vehicle entrances to the garage should also be restricted. During the period of the restriction, the persons concerned may, upon identification, request entry to the premises from reception, which reception will be obliged to allow following identification.

The decision to suspend and/or maintain the procedure restricting the simplified use of entrances and vehicle entrances to the garage may be taken by a simple majority of the General Meetings of the Condominiums.

9. USE OF RECREATIONAL SERVICES

The recreational services are available to owners, lessees and guests of the Duna Pest Residences, as detailed in the Standards Rules, subject to the following rules:

All sports facilities and their ancillary services (sauna, steam room, etc.) can be used only at your own risk.

The swimming pool, sauna, sports facilities and their lobbies may only be accessed wearing clothing appropriate to the type of use and in full compliance with the healthcare regulations in force. It is not permitted, even temporarily, to stay on these premises in street clothes or clothes that appear to be street clothes or clothes that are obviously not in conformity with healthcare requirements. A few minutes' access by the owner and their guests (wearing clean, tidy street clothes and wearing appropriate footwear in the swimming pool), for the sole and obvious purpose of viewing and showing the facility, is considered an exception and is permitted.

No changing is allowed in the common changing rooms in the swimming pool and sports facility area, where only clothing specifically adapted to the use of the facility, such as dry swimwear, bathrobes, tracksuits, etc., may be kept for the purpose of changing into such clothing.

Owners, lessees, residents and their guests must change into the appropriate clothing for the use of the facility and store street clothes in their own properties, and no common spaces may be used for this purpose. Compliance with this decision shall be monitored by the Security Service/reception-porter service through regular inspections, by lifeguards, fitness instructors, etc. in the course of their work, to detect violations to the extent reasonably expected, and to prevent entry and/or presence in unauthorised clothing. If the persons concerned fail to comply with the request or notice, the lifeguards or fitness instructors are obliged to request the assistance of the Security Service/reception-porter service, who are obliged to take action.

The rules for the use of the communal services of the Condominium (wellness, gym, massage, club room, etc.) when leasing residential properties for business purposes shall be interpreted as follows:

- In the case of a property registered as an apartment in the Deed of Foundation of the condominiums, if the owner leases it out for non-residential use (office, business, accommodation service, etc.), the rules applicable to the use of the communal premises for business purposes shall apply to the users of the leased property during the lease period, even though the common costs will continue to be charged in accordance with the costs for the apartments as registered in the Deed of Foundation.
- The fact that the residential property is leased by a company does not in itself constitute a restriction on the use of the premises and services for communal purposes. Thus, in the case where the lease agreement and the actual use include a letting for residential purposes, the lessee specified in the agreement and the persons living with them in the leased property are entitled to use the premises and services for communal use in accordance with the general rules applicable to the apartments. In the case where the lease agreement of a residential property provides for both residential and non-residential use, the agreement must stipulate, in line with the actual use, who can use the property for residential purposes, and only they are entitled to use the communal spaces and services, while those who work there but do not live there cannot. In both cases, the owner of the apartment must declare in writing that they have leased the apartment for residential purposes. In the declaration, they must specify who is entitled to use the property for residential purposes.
- The Condominiums have the right to check that people using the common areas and services actually reside in the building. In the event of doubt, the decision to maintain or suspend the right of use is taken by the joint representative on a proposal from the person responsible for the operation of the condominiums. The owner concerned may, in case of disagreement, request the General Meeting to change the decision contested by them.
- In the case of a property registered as an apartment in the Deed of Foundation of the condominiums, if the owner leases the property for non-residential purposes, such as offices, businesses, commercial accommodation services (if the latter is authorised by the condominium members), the rules applicable to the use of the communal premises for business purposes shall apply to the users of the leased property during the lease period. The use of the apartments in the Condominiums other than for residential purposes, including the exclusion of the use of communal services, does not affect the existence of the obligation to bear the costs of the apartments. In the case of the use of the apartments in the Condominiums other than for residential purposes, but tolerated by the Condominium members, the users (e.g. employees, buyers, etc.) linked to the use of the apartments do not acquire the right to use the communal services (e.g. swimming pool, sauna, wellness, sports equipment, tanning bed, squash, club use, etc.) under any circumstances.

9. 1. Swimming pool

Pursuant to the effective legislation and the decision of the members:

9.1.1. The swimming pool cannot be visited by the following individuals:

- persons with a fever, infectious and skin diseases,
- drunk persons, persons under the influence of drugs,
- persons suffering from an illness with seizures, loss of consciousness, or a noticeable or extensive pathological disorder,
- persons with an open wound,
- persons whose clothing or appearance may cause fear in others (e.g. wearing a tracking device, etc.).

The prevailing legal provisions regarding the above shall be displayed in the lobby of the swimming pool.

9.1.2. The use of the foot disinfection grate or the foot disinfection pump is obligatory when entering the pool area, and showering is obligatory before using the pools.

9.1.3. Animals are not allowed in the pool area.

9.1.4. According to the rules of the swimming pool:

- Children under the age of 10 must be accompanied by an adult. Children under the age of 14 who are unable to swim must be accompanied by a parent or guardian.
- Bathers must comply with the provisions of the law and the pool rules. While in the swimming pool, behaviour must be such that it does not disturb other bathers or cause inconvenience or offence to others.
- Bathers may bring valuables into the swimming pool area only at their own risk.
- The use of swimming caps and, in the case of long hair, hair elastics is recommended in the pools.
- The swimming pool is available for swimmers only. The swimming pool is clearly marked with a 'DEEP WATER' sign, also indicating the depth of the pool.
- All swimmers must follow the instructions of the lifeguard or pool attendant.
- Paper, food waste, garbage and all other refuse must be placed in the designated waste collection bins.
- People who behave in an offensive manner are not permitted to use the swimming pool.
- The temperature of the water shall be indicated at the pool.
- Children under 12 years of age cannot use the thermal pool.
- For small children who are not potty-trained, the use of a swimming nappy is compulsory in the swimming pool.

The following is FORBIDDEN in the swimming pool:

- The use of telephones, loudspeakers, tape recorders, radios, etc., at a loud volume.
- The use of bubble baths and other fragrances, the consumption of food and drink.
- Diving into the water from the side of the pools, pushing each other into the pool, jumping off each other's shoulders, playing with balls (with the exception of house competitions organised and run by the condominium members).
- Leaving children under the age of six unsupervised.
- Eating anywhere in the swimming pool, changing rooms or lobbies.
- Throwing polluting material, rubbish, food waste into the pools, damaging swimming pool equipment.
- Entering the swimming pool without protective equipment, wearing street shoes.
- Use of the swimming pool is subject to compliance with the House Rules. Anyone who does not comply with the House Rules may be refused service by the lifeguard on duty, or they may ask the Joint Representative to do the same, who is obliged to act in accordance with the House Rules.
- Smoking is forbidden in all common areas of the Condominiums, including the swimming pool.

9.1.5. Opening hours and provisions for use

- The swimming pool is open daily from 06:00 to 23:00.
- The swimming pool is temporarily closed once a week (at the same time each week, during the day) in order to allow for the scheduled completion of tasks that go beyond daily cleaning. The set time of this closure shall be clearly displayed in the lobby of the swimming pool.
- The swimming pool may be closed once a year (normally during the first week of August) for the performance of its full annual maintenance, the exact date of which shall be published.
- In the event of simultaneous high occupancy of the swimming pool, the use of the swimming pool by guests of residents shall be temporarily suspended, as provided for in the Standard Rules. In such a situation, the lifeguard shall inform reception and, as soon as the swimming pool is ready to receive guests again, the lifeguard shall immediately inform reception.
- Reception shall communicate between the pool and the waiting guests according to the waiting list and shall inform them when the pool can be used again.

9. 2. Sauna, steam room, salt cabin

The rules of hygiene and behaviour, the prohibitions, the opening hours and the rules of use of the swimming pool area also apply to the sauna, the salt cabin and the steam room, mutatis mutandis, with the following

additions:

- children under 14 years of age may use the sauna only under adult supervision.
- The use of the swimming pool is prohibited for persons who are not allowed to use the swimming pool according to Section 9.1.1 of the House Rules, and is not recommended for persons suffering from cardiovascular diseases, arthritic pains, illnesses, or persons under medication.
- Showering and towelling off before using the sauna or steam room is compulsory.
- When using the sauna or steam room, the use of a bathing suit or bath towel is obligatory, and nudity is not permitted even temporarily.
- The salt cabin can be used once you are dry and clothed. It is recommended to seek the assistance of the attendant.
- The lifeguard will inform the resident by telephone about the fullness of the sauna, salt cabin and steam room upon request.

9. 3. Gym

The gym is open daily from 06:00 to 23:00.

When using the gym, the following must be complied with in addition to the details in the Standard Rules:

- The gym may be used in dry clothing appropriate to the nature of the activity, with closed trainers.
- The use of a towel is compulsory.
- The use of the equipment is prohibited when wet.
- Use of the gym with street shoes is prohibited.
- The gym may not be used outside of the specified 'opening hours'.
- Sports equipment may only be used in the gym in accordance with its intended purpose and may not be moved or removed from the premises.
- Weights and equipment must be put back in place after use.
- Children under 14 years of age may use the gym only with parental supervision.
- Any faults observed in the sports equipment must be reported immediately to the fitness instructor or reception.
- Smoking is not permitted in any of the common areas of the Condominiums, including the gym and its surroundings.
- A fitness instructor employed by the Condominium may provide 'personalised' exercise programs in the gym only to residents who live in the Condominium. The detailed rules for this are set out in the Standard Rules.
- Any activity that disturbs others with loud noise, odour or other harmful activities is prohibited!

9. 4. Tanning bed

For the Tanning Bed, the rules specified for the swimming pool apply with appropriate variations.

- The lifeguard will inform the resident by telephone about the availability of the tanning bed upon request.
- Smoking is not permitted in any of the common areas of the Condominiums, including the gym and its surroundings.
- When using the tanning bed, the booking procedure specified in the Standard Rules must be observed.

9. 5. Squash courts

The squash courts are open from 06:00 to 23:00.

The following rules must be observed during their use:

- Any of the courts may be used for more than 1 hour at a time only if no request for the next hour has been received.
- The courts may only be used in sports clothing and only with light-soled trainers.
- Warming up before use is recommended.
- Use of the courts by children under 12 years of age is only permitted under adult supervision.
- No objects other than the rackets and balls may be brought onto the courts.
- With the exception of 'house tournaments' announced in advance by the Condominiums, tournaments between owners must be organised in such a way as to comply in all respects with the booking

arrangements set out in the Standard Rules.

- Smoking is not permitted in any common area of the Condominiums, including the courts and their surroundings.
- The use of the squash courts shall be in accordance with the booking arrangements set out in the Standard Rules.

9.6. Club room, billiard room, library

- Opening hours: 06:00-23:00.
- All three rooms are for recreation and relaxation, and may only be used for their intended purpose without disturbing others.
- Children under the age of 12 may use the club rooms only under parental supervision.
- No books may be taken or 'borrowed' from the library.
- Conversation in the library room should be avoided, if there is someone else present besides the persons conversing.
- The club room is an important place for community gatherings, where residents of the Condominiums can meet, talk, watch films together, etc. Excessive volume on the television, loud noises that disturb others, louder than necessary conversations, and undue disturbance of others are not acceptable in the clubroom.
- Any malfunction of technical equipment must be reported immediately to reception.
- Smoking is prohibited in and around all common areas of the Condominiums, including the club room, billiard room and library.
- The library room is used exclusively for reading books, magazines and internet texts, and for taking personal notes. Conversations and video material with sound or also containing sound are not permitted in the library room. It is forbidden to eat in the library, and liquids may only be brought in and consumed from a resealable bottle. Any person who breaks the above rules must be asked by the reception to cease the infringing behaviour or, if necessary, to leave the library room.
- In the Library Room, as in the case of other facilities of the Condominiums, the available seats may not be reserved, with the exception of the seats actually used by the user, nor may their use by others be prevented. Except for a few minutes of absence for personal reasons, neither seating nor tables may be reserved. In the case of extended absences, any personal items left on the premises must be collected by reception and return to the relevant persons at reception, after informing them of the library's rules of use.
- The primary purpose of the use of the club room is to foster community relations between the owners. Thus, the priority in the clubroom is to watch TV together, watch films, have conversations, drink a coffee, play cards, etc. Of course, care should be taken to ensure that the volume of conversations and film-viewing is appropriate to the intended use of the clubroom, taking into account the fact that the clubroom is also used by others.
- In the Club Room, as in the case of other facilities of the Condominiums, the available seats may not be reserved, with the exception of the seats and tables actually used by the user, nor may their use by others be prevented. Except for a few minutes of absence for personal reasons, neither seating nor tables may be reserved. In the case of extended absences, any personal items left on the premises must be collected by reception and return to the relevant persons at reception, after informing them of the club room's rules of use.

9.7. Landscaped roof garden

The following rules must be observed during the use of the roof garden:

- Opening hours: 06:00-23:00.
- Except for pre-announced events organised by the Condominiums members, musical events are prohibited on the roof garden.
- Other than the furniture (garden furniture, playground elements), no other equipment may be placed on the Common Roof Garden.
- Children under 6 years of age are only allowed on the roof garden with parental supervision.
- For safety reasons, climbing onto the railing and playing with a ball on the roof garden is prohibited (not including when a parent and child under six years of age play with a ball in the playground area or its surroundings).
- In rainy weather, in order to maintain cleanliness, the roof garden should be accessed and exited from the swimming pool entrance (covered with ceramic tiles).

- No loud presence is tolerated on the roof garden after 22:00.
- The rooftop communal barbecue is available on a booking basis, which must be indicated at reception.
- All users must leave the barbecue and its surroundings in a clean and tidy condition.
- Staying on the roof garden with incomplete clothing (e.g. monokini) or sunbathing is not allowed.

The common areas of the condominium may only be used with the appropriate clothing for the intended use of the premises. The clothing must not cause offence or fear among the owners, guests or children (including court-ordered personalised tracking devices), must not harm the sense of security of the participants, the personality of the children, etc. In case of a violation of this decision, the security service of the Condominium is obliged to take action according to the general rules of procedure. Operations is obliged to block the magnetic card of the owner or lessee affected by the official or court decision in this regard from the use of the common areas.

10. ENSURING ORDER AND TRANQUILITY

10. 1. No noisy conduct is allowed in the residential buildings (apartments and common use areas and rooms) and any disturbance of residents must be avoided.

The use of music in businesses is allowed only in conjunction with the nature of the business and only in a form that does not disturb the peace and quiet of the residents or the peaceful operation of other businesses or offices. This must be done in compliance with the effective legal and regulatory requirements.

10. 2. Television, radio, record player, video, household and work equipment can be used in such a way that their sound is not audible outside the apartment or business.

10. 3. Any gatherings of family and friends likely to last beyond 22:00 in the evening and likely to be noisy (dancing, singing) must be notified 24 hours in advance to the owners or lessees of the neighbouring apartment. Such gatherings must end by 24:00 hours (midnight).

10. 4. No noisy industrial or commercial activities are permitted in the apartments. In the interests of the order and tranquillity of the residential building:

- Noisy construction and installation work can be performed between 08:00 and 18:00 on working days.
- Noisy household appliances (vacuum cleaners, etc.) may be used between 09:00 and 14:00 on Saturdays, Sundays and public holidays, provided that their operation can be heard outside the private property.
- It is forbidden to perform dusting, cleaning involving dust formation or cleaning on household textiles in a manner that would cause even the smallest amount of contamination in the properties of any condominium members and/or communal area.

10. 5. Door slamming and noisy activities in corridors and stairwells shall be avoided.

10. 6. Work requiring immediate intervention to prevent danger to life or repair faults can be performed without the intervention or consent of the Operations Office, regardless of the time of the day.

10.7. Singing and music lessons and practising

Singing and/or music lessons, and the practice thereof, except for ventilation during breaks, may be performed only with closed windows, without prejudice to the rights of neighbours, at the following times:

- Working days: between 08:00 and 18:00.
- Saturdays between 10:00 and 14:00.
- Sundays and public holidays between 10:00 to 14:00.

The municipality may prohibit the activities of professional artists, ensembles, teachers within the residential building, or further limit the above period, after hearing the opinion of the Joint Representative, if it is detrimental to the legitimate interests of the owners.

11. USE OF LIFTS

11. 1. The manager responsible for the operation of the Condominiums is responsible for the operation, maintenance and repair of lifts. In the event of a malfunction of the lifts, the contact details of the person

contracted to repair the malfunction must be indicated in an appropriate and clearly visible location.

11. 2. Furniture and building materials may be transported in the passenger lift to the extent authorised by the Operations Office. In the case of transporting large quantities of materials or large furniture, the Operations Office shall always arrange for the installation of covering sheets to protect the interior of the lifts. The transporter must ensure that the lift is cleaned after use and reimburse the costs of repairing any defects resulting from the transport.

11. 3. The lift may be used by everyone at their own risk. The detailed rules for the use of the lift shall be displayed in a clearly visible place in the lift.

11. 4. The right to use lifts must also be restricted among the owners or lessees whose right to use the common premises has been suspended pursuant to previous decisions of the General Meeting. Exceptions to the restriction of the use of lifts include persons with reduced mobility, persons under the age of six (including persons accompanying minors) or persons over the age of 65. The restriction also includes the exclusion of the use of lifts by guests and customers arriving at the affected persons.

In the case of guests and customers arriving to persons affected by the restriction, the security and reception service can only provide the following information as a reason for the restriction of lift use, in response to a guest's question: *"The partner who intended to visit us did not wish to bear the costs associated with the right to use the lift."*

The decision to suspend and/or uphold the procedure restricting the use of lifts may be taken by a simple majority of the General Meetings of the Condominiums.

12. USE OF PARKING LEVELS

12. 1. Physical location

The parking spaces are located on levels -1 and -2 of the Duna Pest Residences.

Each resident may use only the parking space whose ownership they have acquired or the use of which they become entitled to under their agreement with the owner of the parking space.

If the parking space owner converts their parking space into a two-storey parking space by installing a lifting device, with the prior consent of the Condominiums (in particular the consent of the owners of the adjacent parking spaces), they are entitled to the exclusive use of both parking spaces, but they must ensure the maintenance, repair and safe operation of the lifting device. Consent cannot be granted for the conversion of a parking space into a two-storey parking space if it restricts the use of the neighbouring parking space even to the slightest extent and the owner or user of the neighbouring parking space requests that the authorisation be refused on this basis.

12. 2. Operation of the parking facility

The rights and obligations of the Operations Office in relation to parking spaces extends to the following:

- Ensure the security of the parking levels through the use of a properly trained Security Service/reception-porter service and a CCTV system to support the staff.
- In the event of loss (damage) of an identification card, in addition to the blocking of the old card, they provide a new card at a charge, which will be included in the next monthly cost charge.
- Keep the parking levels and driveway tidy and clean at all times.
- Establish and maintain a traffic flow system that ensures fast and safe access to and exit from the parking facility.
- Ensure unobstructed access from the street and promptly initiate the removal of vehicles parked in an obstructive or dangerous manner, at the expense and responsibility of the vehicle operator.
- If necessary, when assistance is requested, it helps to solve the problems of the residents as quickly as possible.

12. 3. Regulations of the Garage Hall

- Smoking and the use of open flames are strictly prohibited in the entire area of the garage hall.

- The maximum speed limit throughout the garage hall is 15 km/hour.
- The maximum permitted vehicle height must be displayed at the entrance.
- No gas-powered vehicles may be parked on the parking levels!
- Vehicles entering the garage may only use dipped beams.
- Parking in entry and exit driveways is prohibited, even temporarily.
- When parking, the car must not hang out into traffic. Motorcycles and bicycles may be parked in front of the vehicle in the parking space if the small size of the vehicle occupying the parking space allows this, in such a way that the vehicle does not hang out of the parking space after it has been parked.
- The use of loud sounds is prohibited on the parking levels.
- The running of the engine and the noisy spinning of tyres and the unreasonable slamming of doors in the parking garage area are prohibited.
- The owner of the vehicle is responsible for any damage caused by their own vehicle.
- The storage of flammable and explosive substances and the transfer of fuel is strictly prohibited.
- Residents using the parking space must keep the parking space clean. They are responsible for complying with the relevant fire safety rules.
- It is forbidden to wash a dirty vehicle with water, with the water running onto the floor of the parking level. It is forbidden to paint or polish the vehicle or to perform any activity that causes significant local or air pollution.
- Littering in the parking facility is prohibited. Bins located near stairs and lifts and/or mounted on support columns must be used.
- The general rules of traffic apply throughout the parking facility.
- The parking spaces on the parking levels are not considered guarded parking. The Condominium community shall not be liable for any damage or loss caused by third parties to vehicles parked and/or passing in the parking area.
- Parking in a parking space must be performed in such a way that it does not impede access to and exit from adjacent parking spaces, nor does it impede the possibility of getting in and out of them.
- Vehicles parked in an unauthorised space will be removed by the Operations Office, at the responsibility and expense of the owner of the vehicle, after the notification of the owner (if possible), so that the parking space can be used by the authorised user.
- Touching wiring and fittings in the parking facility is prohibited, partly for accident prevention reasons.
- The garage hall door must be kept closed at all times.
- The entrance and exit of the garage hall must not be used for access by pedestrians. When entering or exiting the building or parking, care must be taken to ensure that no unauthorised person gains access to the building using this route. The presence of unknown persons on the parking levels must be notified immediately to the security service.
- If a rise in the CO (carbon monoxide) concentration causes the indicator lamp to light up or the alarm to sound due to a further rise, the engines of all vehicles shall be turned off immediately and the parking level shall be vacated without delay.
- **The Joint Representative cannot refrain from initiating ‘property protection’ proceedings against vehicle owners who ignore notices** regarding unauthorised parking in common areas. In the event of repeated infringements, the Condominium authorises the Joint Representative to have the vehicle removed by a licensed company contracted by the Condominiums, the cost of which shall be charged to the next monthly cost charge of the Condominium Member under the title of **extraordinary common costs**.
- In the event of unauthorised parking in another condominium member's space, in addition to the notices required by the applicable procedures, the Security Service/reception-porter service shall take and sign a detailed report and make digital recordings. They must also inform the aggrieved owner of the property protection proceedings that can only be initiated by them and of the arrangements for the removal of the vehicle, and must provide them with written information. If the owner affected decides to initiate the property protection proceeding, the Joint Representative shall provide the aggrieved owner with the assistance required pursuant to the decisions, including, if applicable, the provision of copies of the security camera footage.
- Owners of private vehicle parking spaces are reminded that, in the interests of community safety, they may only install in their parking spaces devices to prevent unauthorised parking which have been specifically marketed, manufactured and distributed with official approval.
- With the exception of the garage hall, the use of any means of transport (bicycles, scooters, hoverboards, skateboards, roller skates) is prohibited in the building.

12. 4. The following procedure is recommended based on the measures developed to prevent unauthorised parking of vehicles in the common and private parking spaces of the Garage Hall:

In the event of unauthorised parking, the Security Service/reception-porter service shall, by means of a notice on the windscreen (or a telephone call if the owner of the vehicle is known), call on the person concerned to immediately cease the unauthorised parking. Failure to do so will result in the recording of the offence, accompanied by a photographic record of the parking violation and information sent to the condominium member concerned by post in the letterbox provided with the sub-unit. In the event of ineffective action (in particular repeated parking) in commonly owned areas (e.g. access roads), the joint representative of the condominium must initiate property protection proceedings with the notary of the District IX municipality. In the case of a parking space owned by a condominium member, following the same procedure, the condominium will assist the aggrieved condominium member in filing a property protection petition.

12. 5. For owners and lessees where the right to use common property premises has been suspended under a previous General Meeting resolution, the automatic use of the entrances to the Condominiums and the vehicle entrances to the garage should also be restricted. During the period of the restriction, the persons concerned may, upon identification, request entry to the premises from reception, which reception will be obliged to allow following identification.

The decision to suspend and/or maintain the procedure restricting the simplified use of entrances and vehicle entrances to the garage may be taken by a simple majority of the General Meetings of the Condominiums.

13. PRESERVATION, MAINTENANCE, RENOVATION

13. 1. All residents and employees, as well as visitors and guests, are obliged to protect the condition of the condominium, in particular the parts and areas of the building designated for common use, as well as the equipment, from damage and vandalism.

The person causing the damage (in the case of a guest, the owner responsible for the guest) is fully liable for any damage caused.

13. 2. If repair, maintenance or renovation work becomes indispensable in respect of the Condominium building, the Operations Office shall inform the residents of the building in advance by means of a notice, stating the nature, the planned date of commencement and the expected duration of the work, and also if a temporary interruption of a utility service is expected.

13. 3. In the case of works affecting a small number of apartments in a section of the building, the residents concerned will be informed directly by the Operations Office, without the need for a notice.

13. 4. The obligation to provide prior information or notice does not apply to works requiring immediate intervention to prevent danger to life.

14. INSTALLATION OF FIXTURES AND PLACEMENT OF ADVERTISING ON THE WALLS OF THE BUILDING, PROTECTION OF THE APPEARANCE OF THE BUILDING

14. 1. The prior written consent of the Joint Representative is required for the installation of advertising fixtures, illuminated signs, decorative lighting, display cabinets, signboards and address plates on the buildings of the Condominiums. When granting authorisation, the Joint Representative is obliged to fully comply with the provisions of the Condominiums' ROO, General Meeting resolutions and the legislation in force.

The approval does not exempt the holder from obtaining the official authorisation required by other legislation.

A Joint Representative may only grant approval for the installation of such advertising fixtures in the case of businesses. If requested by the Joint Representative, the applicant shall submit a visual plan of the proposed fixture to the Joint Representative.

If the business ceases its operation, the dismantling of such fixtures and the restoration of the surface shall be undertaken at the expense of the person for whose benefit the fixture was previously installed.

14. 2. No one may alter the uniform external and internal appearance of the building without the consent of the General Meeting.

- It is forbidden to install satellite dishes on the buildings of the Condominiums (both in the common areas and on the privately owned parts of the property).
- It is forbidden to enclose balconies and terraces with visible mesh and/or building permit requiring solutions, to recolour visible external facade elements or to change the appearance of the building.
- Furniture and other objects may be placed on loggias and balconies only for their intended use and in such a way as not to detract from the appearance of the buildings as a whole.

Information boards:

- Information boards in the DPR Condominiums for the purpose of informing owners and lessees may only be used to display informational materials for the normal operation of the Condominiums and only after approval by the Joint Representative and/or the Office responsible for operation management.
- The direct posting of any information material by an owner or lessee is prohibited.
- The notification/information board may only contain information on community programmes and the operation of the Condominiums, including information on the availability of the list of preferred services offered to the community of the Condominiums. The notification/information boards must not contain direct advertising.
- Owner/lessee advertising boards in the DPR Condominium area, surfaces for the posting of owner/lessee advertisements. Advertisements on the advertising boards may be placed only by the owners and lessees of the Condominiums, using the template provided for this purpose, after submission to the Secretariat of the Condominiums and after approval by the person responsible for operation management. The advertisement must identify the owner or lessee who placed the advertisement and their entitlement.
- The content of the advertisement must relate to the condominiums (e.g. the offer to sell or rent the properties in the Condominiums, the specific services offered by the companies and service providers operating in the area of the Condominiums to the owners or lessees of the Condominiums, etc.).
- The sale of real property located at another address on the advertising boards of the Condominiums and the provision of services at another address may not be advertised even if they otherwise relate to an owner or lessee of the Condominiums.
- The advertising template can be requested in printed and/or electronic form from the secretariat of the Condominiums or in printed form from reception. The prepared advertisements can be submitted in the same place.
- The display and layout of advertisements is performed exclusively by the Operations Office. No template of different content, form or size than those specified in the regulations may be used.
- The use of the spaces for the display of information and advertisements of the Condominium members as described above is free of charge, but their provision cannot be guaranteed. The condominium community has the sole right to determine the scope and principles of the use of the information spaces.

14. 3. Disclosure of expired condominium debts

Condominium operations, in conjunction with a ‘cost charge’ sent to the owners of the Condominiums, must inform the community of owners a minimum of four times a year of any outstanding debts on the previous month’s closing date exceeding thirty calendar days as recorded in the Condominiums’ register.

The notification shall include the name of the sub-unit concerned, with a breakdown by the amount of the debt exceeding 30 calendar days according to the register, and the name of the owner (representative of the owner) of the sub-unit according to the register of the Condominiums.

If the fact and/or the amount of the debt has been disputed in writing and/or is later disputed by the condominium member, the Condominiums Operations Office shall inform the community of owners of this dispute by indicating the amount recorded and the disputed amount side by side in the subsequent cost charge. The register of debts outstanding for more than thirty days as of the closing date of the previous month, as detailed above, must be attached to the documents of the General Meetings of the Condominiums.

When addressing the General Meeting of the condominiums, the chairman of the meeting who chairs the agenda item must inform the participants of the general meeting orally and/or on the projector that the balance of the account of the condominium owner making the statement is in arrears according to the condominiums’

records.

15. PET POLICY

If you have a pet, you must ensure that it does not disturb the peace and tranquillity of other residents, both within the private property and in the common areas.

Pets may only use the corridors of the common areas for the purpose of entering and leaving the private property, for the shortest possible time.

Even during temporary use, special care should be taken to avoid soiling common areas during their passing through. In the event of accidental soiling, the owner concerned must ensure that the soiling is professionally cleaned. If this is unsuccessful, the costs of cleaning and any necessary replacement must be borne by the owner of the animal concerned.

It is forbidden to keep any animal that could pose a danger to other residents.

16. SANCTIONS

If the common representation becomes aware of a recurrence of improper use of the common areas, the common representation may, in its own competence and jurisdiction, expel the otherwise lawful user of the common premises for a period of one month. The owner may appeal against this measure to the General Meeting.

In the case of owners or lessees who are restricted for any reason from using the recreational areas and services, the restriction shall apply *mutatis mutandis* to their guests.

A condominium owner who violates or disregards the sanctioning rules that restrict them may, after the settlement of the debt on which the sanction is based, be restricted from using the amenities for an additional period of 1 month per occasion.

17. MISCELLANEOUS PROVISIONS

The Joint Representative is responsible for ensuring that the House Rules are available to all residents.

If the condominium owners allow other persons to use their apartments and non-residential premises, they are obliged to ensure that the House Rules are respected. The condominium owner shall be liable for any violation of the House Rules by a guest, staff member, visitor, etc. connected to them, as if the violation had been committed by the condominium owner.

The Joint Representative is obliged to display a copy of the House Rules at the reception.

If the House Rules are amended, the Joint Representative shall ensure that the amended rules are sent to all residents.