



Rules & regulations

A practical summary

February 2021

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Rules & regulations

This is an excerpt from the complete rules & regulations

To clarify the rules that are most discussed, we have drawn up this short version. This summary is based on the original 'Reglement van Splitsing' from 1980 and adjustments made since then.

In the event of a violation of these regulations, the Board can, in consultation with the Supervisory Committee, act and recover any damages from the party concerned.

Reference is made to 'the Board' in these regulations. This Board currently consists of a chairman, a treasurer and a secretary, and is appointed for an indefinite period at the annual General Members Meeting.

In addition, the complex has a Supervisory Committee consisting of 3 member owners.

If any questions or queries arise from this summary, the original Dutch 'huishoudelijk reglement' prevails.

You can read the full regulations, as well as the deed of division, on Twinq

Renting out your property

When renting out the property, the owner is responsible for having a so-called 'terms of use' form signed by the tenant(s).

By signing this form, the tenant (s) agree with, among other things, the house regulations.

This 'terms of use' form can be obtained from VT2000.

General

- Each owner or user is liable to other owners or users for damage caused to the building or communal property.
- It is forbidden to place garbage and/or bulky waste outside, not even on the balconies. Waste must be stored in our own storage area. You have to make a free appointment with the Municipality to collect bulky items.
- Applying name plates, advertising, signboards, outdoor awnings, flags, flower boxes, spotlights and other protruding objects to facades, walls and balconies is only allowed with the permission of the Board.
- It is forbidden to place or repair bicycles, mopeds, other vehicles or objects in the shared hallways, stairwells, lifts, etc.
- Plants may be placed in shared hallways or stairwells if all owners and tenants agree. The plants should be cared for by those who placed them.
- Owners and users are not permitted to enter, or allow access to, the roof.
- If the common areas are contaminated, it should be cleaned as soon as possible by the responsible owner or originator.

Maintenance & repairs

- All maintenance and repairs are carried out on behalf of the Board.
- All complaints and requests for repairs must be submitted in writing via Twinq.
- In case of disputes you should turn to the Supervisory Committee.
- It is not permitted to issue a direct order for maintenance, repairs and the like. In case of violation, the client is personally liable.
- If access to or use of a private areas is necessary to perform maintenance or repair of communal areas or goods, the relevant owner or user is obliged to consent to this.

[Click here to submit a repair request](#)

General

- In the parking garage (according to fire regulations), no bicycles, mopeds, prams, etc. may be parked, with exception of the closed private garages and storage areas.
- It is expressly forbidden to store dangerous and/or flammable goods in the garages, storage rooms and car parking places; nor is it allowed to store winter tires or other vehicle-related items here.
- It is not allowed to charge electric vehicles.
- Garages, parking spaces and storage rooms may not be used for commercial purposes.
- Owners and residents who have a garage or parking space in their own use are allowed to wash their car or carry out repairs to cars in the parking basement.
- It is prohibited in the garage to run the engine of a vehicle noisily and/or to sound the horn.

garage

Parking

- It is not permitted to use other parking spaces than your own, unless the owner has given written permission to do so.
- Owners/residents are prohibited from renting out or lending all or part of their garage/parking space/ storage room.
- An exception to the above rule is made if it is rented out on a monthly basis to a co-owner or tenant of the complex, whereby the rental contract is drawn up by the Board.
- Motorcycles, trailers, cargo bikes, etc. may only be parked in the the designated spots in the garage. To rent of these spots you can contact the Board.
- It is prohibited to park cars on the residential side of the Galgewater, except for short-term loading and unloading (General Police Ordinance).
- It is forbidden to park in the courtyard at the Valkensteeg and Neeltje van Zuytbrouckhof.

garage

Bicycles

- Bicycles may not be parked outside the closed garages in the parking garage (according to fire regulations).
- The communal bicycle shed is exclusively for storing bicycles that are used **regularly**. Bicycles that are not used regularly must be stored by the residents in their own storage area.

private property areas

General

- Every owner or user is obliged to maintain their private property areas.
- The owner or user is only permitted to put a power-consuming appliance into operation in his shed after written permission from the Board. The exception to this are small "do-it-yourself" devices, such as a drill, grinder, sander, battery charger, etc. If small appliances are kept under constant power, they do fall under this rule.
- Owners or users are not permitted to carry out renovations, placing of walls, etc., or to have them carried out in their private property areas, unless with prior written approval from the Board. This approval must be requested in writing, accompanied by an accurate description and drawing(s) of the renovation.
- It is forbidden to make changes to the ventilation system or openings. The ventilation openings must not be blocked and no mechanical ventilation must be connected to them.

Private outdoor areas

- The owner or user of a garden is obliged to construct and maintain it as a garden at their own expense.
- It is forbidden to place plants that interfere with the sunlight for (adjacent) residents.
- It is forbidden to grow climbing plants on the facades higher than 50 centimeters below the lowest window frame of the first floor.
- Digging in the gardens should be done carefully to prevent damage to the roof of the garage.
- Tall growing trees cannot be placed.
- Shrubs up to a height of 100 - 150 centimeters should be placed in a root resistant membrane.
- Damage to garage roof as a result of, for example, incorrect planting, can be recovered by the Owners Association from the respective owner or user.

gardens & balconies

Gardens & balconies

- Green bags are only for pruning waste and only available from February to November. Outside this period, or if no green bags are available, you are personally responsible for disposing of garden waste to the recycling center.
- No laundry may be hung outside of the balcony areas.
- It is not allowed to use balconies or gardens as storage space. In other words, boxes, (beer) crates etc. may not be placed here.

defaulting on contributions

Defaulting on contributions

- In case of a payment delay, owners will receive a reminder.
- If the arrears are not cleared, a second reminder will follow with the warning that if payment is still not made, the claim will be increased by collection costs.
- If payment is still not made after that, a final reminder will follow, plus collection costs and then a judicial collection procedure will be started.
- All costs are recovered from the defaulting owner.
- In case of arrears, statutory interest will be charged. This interest is calculated from the first day of the month to which the payment arrears relates.

thank you

Together we create a clean, safe and
beautiful apartment complex to live in.

contact information

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