

**Organizational and Operational Rules of METRODOM GREEN ACER SOCIETY dated 25
 February 2025**

Annex No 1

HÁZIREND

1. Preambulum

These rules define the behaviour of the owner, tenant, family member, visitor, etc., who is permanently or temporarily staying in the building (hereinafter collectively referred to as "users"), and the basic rules that are essential for social coexistence. It also lays down the requirements for the proper use of the property, for the protection and conservation of its state, which are not laid down by law.

2. Ensuring peace and quiet, no noise

No noisy behaviour and activities that disturb the peace and quiet of others should be avoided in the condominium, regardless of the time of day.

I may operate television, radio or other audio-visual equipment, household and work equipment and other similar equipment in such a way that their noise, sound or noise does not disturb the peace and quiet of others.

Noisy construction or installation work (e.g. drilling, chiselling, hammering, grass cutting, etc.)

- a) Monday from 08:00 to 12:00 and from 15:00 to 19:00;
- b) on Saturday from 09:00 to 14:00 hours;
- c) Sundays and public holidays (public holidays).

This provision does not affect immediate intervention work to rectify a fault or to prevent a danger to life.




Use of household or other machinery and equipment that causes noise to an extent that disturbs others

- a) on weekdays and Saturdays between 08:00 and 20:00, and
- b) on Sundays and public holidays (public) between 09:00 and 14:00.

This provision does not affect work to rectify a fault or prevent a danger to life which requires immediate intervention.

The teaching and practice of singing, dancing and music may not be carried out in the sub-units of the House.

Professional artists, ensembles and teachers are not allowed to perform in the building.

NLTH Profi Otthon Kft. represented by: Mr Roland Nagy, Executive Director	dr. Zita Huber Registrar	METRODOM Green Acer Ltd. represented by Ágnes Enikő Ujji, managing director, founder, authenticates ajdonos
		

3. Security

The entrance doors to the building (including the entrance to the garage) must be kept closed during the day for security reasons. Access to the condominium shall be by proxy or by means of a face-identifying intercom. The use of the facial identification system is at the discretion of the residents, and the common representative is responsible for scanning or deleting the face of the beneficiaries from the system, if required. The common agent shall provide a key (proxy) to the owner against payment of costs.

The condominium will provide its owners and residents with facial recognition for the intercom system. The condominium shall entrust the development of the documentation and the operating and application system necessary for the use of the system to the common representative. The technical adjustments to provide facial recognition may entail administrative costs, which the common representative shall be entitled to charge to the sub-account concerned. The Joint Committee shall be entitled to set the administration fee if the adjustments are not carried out by an external contractor. In the case of an external contractor, the owner shall reimburse the contractor directly for the administrative costs incurred.

Access for visitors and guests is via intercom. The owners must check who is allowed into the building and for what purpose! The names of the owners and the number of the apartment will be indicated on the intercom by the joint representative, on written notification by the owners.

The joint representative must ensure that the name and contact details (mobile phone number) of the person who will provide access in case of emergency are displayed on the entrance door of the building.



4. Cleanliness

The condominium community is responsible for the cleanliness of the complex and the maintenance of the garden, which is owned in common but not exclusively used by a partner (hereinafter "the garden").

To ensure the cleanliness of the residential building the HOA will contract a contractor to carry out at least the following works:

- a) the continuous and regular cleaning (e.g. mopping) of the premises and areas under common ownership;
- b) the continuous and regular sweeping of the pavements and walkways in front of the building and in the communal gardens, the removal of mud, snow and ice, and the removal of slippery surfaces;
- c) the ongoing and regular removal of outdated or unauthorised notices;
- d) at least 2 (two) times a year (spring and winter), cleaning the common areas of the condominium, cleaning the doors and windows of the common areas and rooms, and cleaning the garage;
- e) regular emptying of bins, unloading bins at the boundaries, washing them out as necessary, keeping them clean.

In order to care for the garden and the plants inside building and to maintain the irrigation system, Association may contract a contractor to care for, maintain, replenish, prune and replace or replace plants as necessary, winterize, etc.

NLTH Profi Home Ltd. represented by: Roland Nagy joint committee8, chairman	Dr. Zita Huber Registrar	METRODOM Green Acer Ltd. is represented by Ágnes Enikő Ujj, Managing Director, founder, Credit ő owner
		

a contract. The costs of cleaning and garden maintenance are covered by the Community from the cost of the cooking.

Only household waste can be stored in the bin. Machine parts, construction waste, Christmas trees, animal carcasses, other contaminated materials, main waste, other non-household waste (e.g. stonewaste, furniture or furniture parts) are not allowed in the bin, even temporarily. It is the responsibility of the user who or in whose interest the waste was generated to dispose of it. For the purposes of checking compliance with the obligations laid down in this point, the representative of the competent authority may use the images recorded by the electronic monitoring system and, in the event of failure to comply with the obligations laid down in this point, may require the user concerned to remove the waste. If this is not successful, the user shall have the waste removed at his expense, if the image recording clearly shows the identity of the person who has been stoned.

Household rubbish may be placed in the rubbish bin only if it is packaged (e.g. in a nylon bag, sack, etc.).

Paper, plastic and so-called "green waste" must be disposed of in a special waste container. The collection of household waste, paper and refuse or other separately collected waste shall be contracted by the kitchen representative.

Any person who in any way contaminates a room or area used for cooking must remove the contamination immediately at his own expense. The host is responsible for cleaning up any pollution caused by visitors or guests.

Throwing objects (e.g. matches, cigarette butts) or spilling liquids from windows, terraces, balconies, etc. of the building is prohibited!

In order to eliminate large-scale infestations, the occupant shall carry out the exterior pest control work on his/her own property, or have it carried out on his/her own property, or, in the case of a condominium-wide pest control, have it removed.




The cleanliness the stone areas adjacent to the condominium is governed by the relevant legislation.

5. Animal welfare

In order to protect the condition of the condominium building, the user is obliged to use his/her own property, the rooms and areas for common use, the central heating and hot water supply, water, sewerage and electricity supply lines, ventilation system, intercom, passenger lift, etc., in an economical manner, in accordance with their intended purpose, without harming the legitimate interests of others and the environment.

It is forbidden to touch the stonework piping in the boiler areas of the building! Any installation or branching out must be carried out only by a specialist on the order of the boiler representative.

The representative of the owner of the building must inform the users of the date and expected duration of the commencement of major renovation and reconstruction work affecting the condominium property at least 15 (fifteen) days before the start of the work, by means of a notice posted in a clearly visible place in the building. In the case of work necessary to prevent danger to life, the

NLIH Profi Home Ltd. represented by: Roland Nagy represented by a stonemason, chairperson	Dr. Zita Huber Registrar	METRODOM Green Acer Ltd. represented by Enikő Uy Ágnes, managing director, founder, credits owner
		

work may be started without prior notice, but in such cases the cooking representative must inform the users immediately of the expected duration of the work.

The user is required to inform the representative of the housing association in writing at least 15 (fifteen) days in advance of any renovation or conversion work carried out in the private property of the condominium, which involves noise or dust disturbance to a degree that disturbs others, and in cases specified by law, to request the permission of the representative of the housing association.

6. Use of rooms and areas for private use, storage rules

The premises for boiler use must be left clean and tidy after use.

Rooms for kitchen use must be kept closed outside the hours of use specified in the House Rules. One key for each room owned by the boiler in the building must be kept with the boiler representative (fire key).

Areas used for cooking may only be used in accordance with their intended purpose. Permanent storage of inappropriate items in areas used for cooking is prohibited unless a decision has been taken permitting the use of the boiler. Furniture and other objects, including materials and objects from construction sites, may be stored in these areas only with the permission of the representative of the cooker and only temporarily. The storage of combustible materials in non-residential and boiler-owned premises is also prohibited on a temporary basis. In boiler-owned corridors and stone passageways, no items other than the furniture, fixtures and fittings and planting materials included in the plan and delivered with the building may be stored, provided that the movement of stones and escape routes is not impeded and that fire regulations are observed and complied with. Pushchairs and bicycles may be stored in the building in the storage compartments provided for this purpose.

The area for the use of the boiler must be vacated at the request of the representative of the boiler by the time he/she has specified. The owner's representative is entitled to remove or have removed, at the expense of the owner, objects stored without a permit or beyond the time limit specified in the permit.



Smoking and the use of open flames, as well as the performance of activities that obviously cause fire, is prohibited in the common areas of the building or in the garage, except in the smoking areas in front of the building, except as provided for in these rules of organisation and operation.

The chairman may, in agreement with the Audit Committee, designate smoking areas and fireplaces. No smoking area may be installed outside the building. An electric barbecue on the roof terrace of the condominium may be used in the designated area.

Only electric barbecues are allowed in the entire complex, gas and charcoal fired open flame barbecues are prohibited!

It is the responsibility of the building manager to ensure the annual inspection of the fire extinguishers installed in the building and the compliance with the fire safety regulations.

Boiler water and electricity cannot be used for private purposes (e.g. car washing, street watering, construction, watering a garden for exclusive use).

NLTHProfOndonKA. represented by Roland Nagy, Member of the Council, Leaders	Dr. Zita Huber, Registrar	METRODOM Green Acer Ltd. is represented by Ágnes Enikő Ujji, Managing Director, founder, hit itó owner
		

7. Use of the premises occupied by each of the ddzds

Rooms used for cooking may be used at the users' own risk and must be used with extreme care in order to maintain their condition for as long as possible. Any person who seriously or repeatedly infringes the rules governing the use of the premises for boiler use, causes an accident resulting in personal injury, obstructs, interferes with or makes impossible the use of the premises by others, or intentionally causes damage to the equipment, may be temporarily or permanently excluded from the use of one or more premises for boiler use, with compensation for the damage caused. The decision on the exclusion and its duration shall be taken by the SCC together with the representative of the boiler, and the user may request a review of the decision by the next boiler meeting.

7.1 Fitness room and sauna




The fitness room is open every day from 7am to 11pm. The sauna is open from 18-22 on weekdays and from 9-22 on public holidays. The doors to the fitness room and sauna can be opened by proxy during operating hours and must be kept closed during operating hours. Exterior rules for the use of the sauna must be posted outside the sauna, with due regard to safety and health risks. The sauna is coeducational and may only be used in a bathing suit or other clothing that partially covers the body. The fitness room may only be accessed wearing clean shoes, street shoes, boots or slippers. It is strictly forbidden to bring pets or small animals into the premises! The opening and operating hours may be modified by the stoner's representative or the stoner's meeting. The fitness room and sauna are closed during cleaning and maintenance periods.

7.2 Kitchen living room with play area

The kitchen lounge is open every day from 7am to 10pm, with a proxy door during operation, and the doors must be kept closed during operation. Food, drink, utensils and accessories for serving and consumption may be brought into the dining room without restriction, but cleaning, collection and disposal of leftovers and waste must be ensured and no rubbish may be left in the dining room. The play area is designed to meet the needs of children aged 1-7 years, older children should avoid using the room if possible. Children should only be accompanied and supervised by an adult, and cannot be supervised by the condominium staff on an occasional or temporary basis. Children may use the playground at the responsibility of the parents, and the head carer, the parent and the occupant of the flat are jointly and severally liable for any accident or damage caused. Occasional soiling of the room (food, drink, mud, etc.) must be cleaned up immediately by the adult who has custody of the child, donated toys may be placed in the playroom in agreement with the PSC, and the cook, with the agreement of the PSC, shall decide on the scrapping and replacement of worn, damaged or soiled toys. Adult users without children are not allowed to enter the playground or use it in any way or for any purpose, if there are no children in the playground. It is strictly forbidden to bring pets into the living room and the play area. The opening and operating times may be changed by the representative of the boiler room or the boiler meeting. During cleaning and maintenance periods, the playroom is closed.

7.3 Kitchen-dining room, kitchen-cum-living room, kitchen-cum-clitète terrace and terrace, terrace with seating)

The kitchen and canteen and the kitchen roof terrace are open every day from 8 a.m. to 11 p.m. The doors can be opened by proxy when the kitchen is in operation and must be kept closed during operation. Children under the age of 14 must be under adult supervision when on the tetra terrace. The roof terrace is basically a place for relaxation and recreation,

NLTH Profi Home Ltd. represented by Roland Nagy, chairman, representative6, president	Dr. Zita Huber Registrar	METRODOM Green Acer Ltd. represented by: Enikő Ujji Ágnes, managing director, alapító, credits owner
		

for relaxation, music and dance events are not allowed on the roof terrace! You may bring food, drinks, utensils and accessories for serving and consuming them on the terrace without any restrictions, but you must take care of the cleaning, collection and removal of leftovers and waste, and no rubbish may be left on the terrace. It is forbidden to throw anything from the roof terrace, no rockets, firecrackers or drones are allowed. It is strictly forbidden to build fires or use any other form of open flame. Pets must be brought onto the roof terrace at their own risk and must be kept within the fenced area, outside the walkway, and on a leash if necessary. Any litter caused by pets must be cleaned up immediately by the person in charge of them. The opening and operating times may be modified by the steward's representative or the stoner's meeting. During cleaning and maintenance periods, the roof terrace may not be used.



7.4 Garden, multi-purpose marble pitch and outdoor edzo station

The design of the kitchen garden and the species of plants planted give it a primarily ornamental function, with the aim of providing users with a healthy, green environment. Therefore, the green areas are not to be used for sports, games or other activities, and may only be entered, used temporarily or permanently, where specifically authorised by the sign. use of the green area by residents, the way it is used, the opinions and initiatives of residents are decided by the local authority representative in conjunction with the PSC. It is strictly forbidden to enter the garden by car, motorbike, scooter or other vehicle, except to avoid an emergency. Such vehicles may only be parked and stored in the underground car park. In the garden, bicycles (including children's bicycles), scooters or other man-powered vehicles (together referred to as "micromobility vehicles") and toys may be used only on hard surfaced areas.

For the use of the multifunctional grass pitch and the outdoor gym station in the garden (except for the use of shoes), the rules for the gym apply mutatis mutandis. The multi-purpose grass pitch and the outdoor fitness station may be used exclusively for sports and fitness activities in accordance with their intended purpose. Residents may form exercise groups as they wish, and the multi-purpose pitch may also be used by groups. Group use and the order of use must be notified to the cook's representative, and a booking system must be introduced in the event of a greater demand for use and in the event of time-point conflicts. The rules and regulations for the reservation system shall be decided by the boiler representative in consultation with the PSC.

Pets must be on a lead when entering the garden, and pets must be kept on a lead when walking on hard paved areas. Any litter caused by pets must be cleaned up immediately by the person supervising them (e.g. by picking up any dog mess outside, and by flushing/washing up urine with water if the pavement is hard). It is forbidden to let pets into the garden area, outside without a leash, and it is forbidden to use any area of the garden as a dog run for moving pets. Pets left unleashed in the garden may be picked up by the porter, security guard or caretaker and are subject to the same rules as stray, abandoned pets found in the garden.

Only persons and companies authorised by the representative of the garden are entitled to cultivate the garden. It is forbidden to plant, remove, cut or tear flowers or branches. If the residents notice any abnormalities in the plants in the garden (no or obviously defective watering head, diseased or dead plants, etc.), they must immediately report them to the representative of the garden.

NLTH Profi Ottbon Ltd. represented by: Roland Nagy represented by a cook, 6 managers	dr. Huber Zita Registrar	METRODOM Green Acer Ltd. represented by: Ágnes Eniko Ujjó managing director, founder, owner, certifier
		

8. Using the lift

The use of lifts is subject to the rules of order and quiet, cleanliness, safety, security, preservation and the use of the boiler room.

The lifts are primarily used for passenger transport. Furniture, building materials, etc. may only be stored in lifts if the load capacity of the lift is taken into account and its condition is protected (e.g. by lining the lift).

The prescribed weight limit must be observed, and only the permitted number and weight of persons may ride the lift at any one time.

It is forbidden to hold the lift up for a long period of time, to prop the door open, to prevent it from closing or opening.

Regulations and information on the operation and use of the lift shall be placed in the lift as appropriate.

Maintenance and repair of the lift is the responsibility of the boiler representative.

The instructions of the lift manufacturer must be followed in all cases, even if they are contrary to the provisions of these rules of organisation and operation!

9. Use of the indoor car park

Externally owned car parking spaces in the indoor garage may only be used for their intended purpose, i.e. the permanent or temporary storage of motor vehicles.

In the indoor garage, owners may store their vehicles only in their exclusive parking space, in such a way that they do not obstruct the movement of other vehicles within the garage!

Making unintelligible noise in the hall garage with a trolleybus - walking, driving, slamming doors - is not allowed. Major repair work, refuelling (not including electric cars), oil changes, painting and varnishing are not permitted in the garage. Roof rack removal and fitting, bulb changes, vehicle vacuuming and wheel changes are permitted.


Storage of flammable, combustible material is prohibited, even temporarily!

The owner (user) of a car park is responsible for keeping it clean and for removing any dirt (e.g. mud, oil) brought in or caused by cars, unless otherwise provided for in these rules and regulations.

If the regular cleaning of the parking garage is arranged by the Association, the representative of the cook must inform the users of the cleaning schedule at least 5 (five) working days in advance by means of a notice at the pedestrian entrance of the garage. The user must leave the car park free during the cleaning period.

The rules of the Highway Code apply within the hall garage.

Vehicles that seriously violate the rules of use of the hall garage (mainly parked on the premises, on the paved roads) or vehicles whose owner or operator does not provide the representative of the chairman with proof of his right to use the hall garage (he or a family member owns a car park or rents a car park from someone else), will be banned from the hall garage. The registration number of these vehicles must be taken from the garage door system. If a person excluded from the use of the garage or an obviously unauthorised user enters the garage with his vehicle and uses it again for purposes for which it is not intended, the steward shall be entitled to have the vehicle fitted with a wheel clamp or otherwise prevented from leaving. The fee for the removal of the wheel clamp shall be determined by a decision of the local council, the GTC or, failing this, by the representative of the boarder in agreement with the GSC.

NLTH Profi Ottbon Ltd. represented by: Roland Nagy Member of the European Parliament, President	Dr. Zita Huber Registrar	METRODOM Green Acer Kft. képviseli: Ujj Ágnes Enikő ügyvezető, alapító, hitelesítő tulajdonos
		

Unless otherwise decided by the municipality, owners are allowed to register up to 2 number plates per stand. Owners who, for whatever reason, cannot use the number plate recognition system will be able to register 2 telephone numbers for the GSM telephone gate entry system, unless otherwise decided by the municipality. The registrations will be authorised by the common representation and recorded or registered with the gatekeeping service in the system. The registration is free of charge for the first (initial) registration and up to two changes per year per subscriber, above which the common representation may charge a fee, which will be credited to the owner's current account by the common representation.

10. Using the electric car charging system

The electric car charging system, including the wiring and charging equipment (hereinafter collectively referred to as "chargers"), are jointly owned by the Condominium. The common representative is responsible for the maintenance and repair of the chargers as necessary. The individual bundles are assigned to the separately owned parking spaces, this does not entitle the owner of the parking space to modify, move or replace the bundles. As a general rule, the users of each stall may use the stall allocated to that stall, but the owners may derogate from this by mutual agreement. Owners of stalls whose stalls do not have a charger assigned to them are not entitled to use the charging network, but may take the initiative to have a charger installed at their stall. The request shall be submitted to the joint representative, who shall put it on the agenda of the next general meeting, together with any proposal for different resolution, including the cost of the installation, which shall be paid by the owner of the stall to the association.

The chargers may only be used for the intended purpose of charging vehicles, other electrical devices may not be charged or operated from the chargers! The chargers may only be used with cables or converters approved by the manufacturer of the charger or the vehicle and carrying the necessary official certification.

If users experience any abnormal functioning of the chargers (e.g. overheating, smoke, burnt smell, etc.) or any physical damage to the chargers, they must not use the charger in question and, in the case of a charger in use, must immediately stop charging and report the fault to the joint representative.



The use of the chargers and the accounting of the electricity purchased shall be determined by the joint representative in agreement with the PSC. Any person who has a debt for common charges or utility charges (heating, hot water, electricity for car charging) to the Housing Board (as defined in the Rules of Association or in a decision of the Municipal Council) may be temporarily excluded from using the charging points. Any person who intentionally causes damage to the charging point, or who draws electricity without authorisation or without charge, or who modifies the charging point in such a way as to enable unauthorised or unauthorised drawing of electricity, may be temporarily or permanently excluded from using the charging point. The exclusion shall be decided by the joint representative, but in the case of permanent exclusion or exclusion for more than 6 months, the exclusion shall be included on the agenda of the next general meeting as a proposed resolution, together with the reasons for the exclusion.

The rules for the use of the bays and the specific rules for their operation will be posted by the joint representative in the garage as necessary.

11. Other rules for the use of separate property

Terraces, balconies, balconies of the building with lattice, glass walls or any other means of enclosure (excluding cats' nets) are prohibited.

Exterior windows and doors may only be replaced with windows and doors of the same colour, pitch and appearance as the original.

<p>NLTH Profi Ottkoa Ltd. represented by: Roland Nagy public representative, chairman of the meeting</p>	<p>Dr. Zita Huber minutes secretary</p>	<p>METRODOM Green Acer Ltd. is represented by Ágnes Enikő Uy Ágnes, managing director, founder, authenticity8 owner</p>
		

It is forbidden to pour rubbish, liquids, substances, debris, greasy, oily, etc. into the drainage systems (e.g. toilet bowl, sink, washbasin, etc.) and into the precipitation drains due to the risk of blockage! It is forbidden to flush any items such as sanitary towels, tampons, nappies, condoms, pet litter, sponges, mops, etc.

Growing plants in windows, on balconies, etc. should only be done without harming others.

12. Livestock

Dogs, cats, birds and other domestic animals (e.g. ferrets) may be kept and fed only on the outside property of the condominium, provided that the house is kept quiet and clean and the owner is responsible for the animals.

Keeping animals outside residential property is prohibited! No more than 3 (three) pets (e.g. dog, cat, large bird, ferret) per dwelling, excluding pets kept in outdoor enclosures (aquarium, terrarium, cage).

It is forbidden to keep any animal in the housing estate whose sound can be heard from the dwelling, or whose volume or frequency of sound is particularly disturbing to the neighbours (a joint complaint from at least three occupants of the dwelling is required to establish disturbance.)

It is forbidden to bring stray or wild animals into the complex or to feed them in the complex!

Any contamination caused by a licensed animal (e.g. footprints, droppings, etc.) must be cleaned up immediately by its keeper.

The extent and manner of keeping dogs and animals is regulated by external regulations, which owners are obliged to respect.

Breeding of animals kept by residents is prohibited!

The owner or keeper of the animal must ensure that the animal is registered and vaccinated.

In areas of condominium ownership, driving regulations for dogs or other animals must be strictly observed!

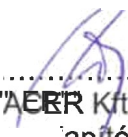
13. Miscellaneous provisions

All users have the right to read the rules and regulations, to request or make a copy of them from the general representative upon payment of the fees, and to comply with the rules and regulations. The tenant representative must ensure that the rules are posted in a prominent place in the building or published digitally on the website of the building, in the residents' group or in the forum.

Budapest, 25 February 2025.


 NLTHPmNlonKA, Roland Nagy,
 cooking representative, chairman


 dr. Huber Zita
 Registrar and Head
 of Accounts


 METRODOM GREEN "ACER Kft", "Ujj "Agnes "Eniko Managing
 Director
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NLTHPmNlonKA, represented by Roland Nagy, boilermaker representative, lead-off speakers	Dr. Zita Huber, Registrar	METRODOM Green Acer Kft. represented by Ágnes Enikó Ujji Ágnes Enikó Ujji, managing director, certifying owner
