

# HOUSE RULES

## Preamble

The House Rules define the fundamental regulations applicable to all persons (hereinafter collectively referred to as “residents”) who, under any legal title, either permanently or temporarily reside in the condominium, including owners, tenants, family members, visitors, etc. These rules are indispensable for community life. Furthermore, the House Rules prescribe requirements—beyond those set forth in specific legislation—pertaining to the proper use of the property and the protection and preservation of its condition.

### 1. Prohibition of Noise Disturbance

1.1 Within the condominium, irrespective of the time of day, all residents shall refrain from conduct and activities that may disturb the peace and quiet of others. Each resident is also responsible for any noise caused by their pets (e.g., barking, whining, etc.).

1.2 Television sets, other multimedia devices, household or work machines, and any similar equipment may only be operated in such a manner that their functioning, sound, or noise does not disturb the peace of others.

1.3 Construction or repair works involving noise (e.g., drilling, chiselling, hammering, etc.) are permitted:

- on weekdays between 08:00 and 20:00;
- on Saturdays between 09:00 and 16:00;
- strictly prohibited on Sundays and national public holidays.

This provision does not affect works required for urgent troubleshooting or the elimination of imminent danger to life.

1.4 The use of household or other machinery and equipment causing disturbing levels of noise is permitted:

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

This provision does not affect works required for urgent troubleshooting or the elimination of imminent danger to life.

1.5 Singing, playing music, and dancing are permitted exclusively in the community room; however, even in such cases, excessive disturbance of other residents is prohibited. Teaching or providing instruction in singing, music, or dance, as well as professional practice by artists or bands, is not permitted within the condominium.

1.6 Larger family or social gatherings (parties) may only be held within apartments or in the community room, and the rules on noise disturbance must be strictly observed; disturbing other residents is prohibited. Gatherings in the community room may only take place during its designated opening hours. Gatherings held in apartments must conclude no later than 2:00 a.m.

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## **2. Safety**

2.1 All residents are obliged to exercise increased caution in their conduct within the condominium and on the premises, and to refrain from any activity that could endanger the safety of persons or property.

2.2 Fire protection and occupational safety regulations must be strictly observed by all residents and their guests.

2.3 Storage of flammable, combustible, malodorous, contaminating, or otherwise hazardous materials within the condominium premises (apartments, basements, stairwells, common areas, storage units, and community areas) is strictly prohibited. Residents shall be fully liable for any damages or consequences arising from violations of this rule.

2.4 Smoking is strictly prohibited in the common areas of the condominium (including stairwells, corridors, elevators, basements, storage rooms, garages, and community spaces). Smoking is only permitted in designated outdoor areas, where applicable.

2.5 Firefighting equipment, fire extinguishers, fire hydrants, escape routes, and emergency exits must not be obstructed, damaged, or misused. Escape routes must be kept clear at all times.

2.6 The main entrance doors of the condominium must be kept closed, and residents shall ensure that unauthorized persons are not admitted into the building. Doors providing access to common areas (basement, storage, garage, etc.) must also be kept closed and locked after use.

2.7 For safety reasons, doors and windows in common areas must be handled with due care, ensuring that they are closed when required by weather conditions, security considerations, or instructions from the property management.

## **3. Cleanliness**

3.1. All residents are obliged to maintain cleanliness within both the common and private areas of the condominium.

3.2. Waste may only be placed in the designated collection containers. Residents must ensure that waste is properly sorted in accordance with applicable regulations and placed into the appropriate bins.

3.3. It is strictly prohibited to place bulky waste, construction debris, hazardous waste, or any other materials unsuitable for household collection into or next to the communal waste containers. Disposal of such waste shall be the sole responsibility of the resident concerned.

3.4. Littering or leaving personal belongings in the common areas of the condominium (e.g., stairwells, corridors, basements, storage rooms, and community spaces) is strictly prohibited.

3.5. Cleaning of balconies must be carried out in such a way that no water, waste, or other material is spilled or thrown into lower apartments or onto common areas. Shaking carpets, textiles, or other objects out of windows, from balconies, or in stairwells is strictly prohibited.

3.6. Residents shall immediately report any contamination or pollution in the common areas to the property management.

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#### 4. Selective Waste Collection

4.1. The apartment building has selective waste collection, and residents are required to separate paper, plastic, metal, and mixed household waste and place them in the appropriate bins. Detailed information on the rules of selective waste collection and what constitutes waste can be found on the following MOHU website: <https://mohu.hu/hu/mit-hova-dobjak>.

4.2. Selectively collectable paper waste includes folded corrugated cardboard, cardboard boxes, advertising and other newspapers, flyers, packaging and printing paper, paper egg cartons, notebooks, books, and paper boxes used for packaging hot food that are not excessively dirty (e.g., pizza boxes). It is prohibited to put used napkins, hand towels, and paper tissues in the paper waste! Larger cardboard boxes that do not fit in the bin should be cut up, placed in a bag and left next to the bin on collection days.

4.3 The following waste must be placed in the bin for plastic and metal collection:

- a, rinsed milk and soft drink cartons, which may contain both paper and plastic
- b, plastic waste, including PET bottles, rinsed dairy product cups and tubs, cosmetic bottles, tubes and jars, cleaning and laundry product packaging, plastic film, foam film, plastic caps, polystyrene, plastic food packaging
- c, metal waste, including metal beverage cans, tin cans, metal caps, household metal items

4.4 With the exceptions specified in section 4.5 below, all other household waste must be placed in the mixed municipal waste bin. Household waste may only be placed in the waste container (bin) if it is packaged (e.g., in a nylon bag, shopping bag, etc. designed for this purpose).

4.5 The following items are not considered selectively collectable or mixed municipal waste and may not be placed in apartment building bins. These types of waste are either collected by a waste management company (bulky waste collection) or, in the absence of such a service, it is the resident's responsibility to have the waste collected and disposed of.

- a, used batteries and accumulators;
- b, broken household appliances and equipment;
- c, used furniture;
- d, used cooking oil;
- e, animal carcass
- f, chemicals, medicines;
- g, pine tree (Christmas tree).

4.6 In the event of a serious violation of waste collection rules, the representative of the condominium is entitled to view the footage recorded by the condominium's camera in order to identify the resident who committed the violation. The offender is obliged to arrange for the removal of improperly collected or deposited waste, failing which they must pay the condominium the costs of removal and cleaning.

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## 5. Protection of property

5.1. In order to protect the condition of the condominium building, residents are obliged to use privately owned properties, common areas and premises, and the central equipment and accessories of the residential building in accordance with their intended purpose, without infringing on the legitimate interests of others.

5.2. Only the common representative or a person designated by the common representative or a general meeting resolution (company, contractor, or their employees) shall be entitled to adjust, maintain, repair, or modify in any other way the central mechanical and electrical equipment of the condominium. Residents are not entitled to rebuild, modify, adjust, or change the settings of any machines, equipment, wires, switches, or valves located in or accessible from the common areas.

5.3. The representative of the condominium shall notify the owner of the date of commencement and expected duration of any major renovation or conversion work affecting the common property of the condominium at least 8 (eight) days prior to the commencement of the work. In the case of work necessary to remedy a malfunction (emergency) that poses a danger to life or causes significant material damage, the work may be started even without notification, but in such cases the joint representative is also obliged to inform the owner immediately of the expected duration of the work. If the owner does not use the apartment, parking space, or storage space, it is the owner's responsibility to inform the resident based on the information received from the joint representative.

In the condominium, the joint representative is entitled to decide on the switch between central heating and cooling, and on the switching on and off of heating or cooling, taking into account the requests and guidelines of the owners, within the framework of the legal provisions.

## 6. Use of common areas and storage rules

### 6.1. General rules for the use of common areas

Common areas must be left clean and tidy after use. Common areas must be kept locked outside of opening hours.

In case of fire or other emergencies, the keys to the common areas (fire keys) can be found at the reception desk.

Common areas may only be used for their intended purpose. Items that do not belong in common areas may only be stored there with the permission of the common representative. Furniture and other items, including materials and items from construction, may only be stored in these areas with the permission of the common representative and only on a temporary basis.

Without permission, the representative will ask the owner of the items stored in the common area to remove them by a specified deadline. The representative will take similar action if the owner has previously received temporary permission for storage, but the deadline has expired or the continued storage of the items makes it too difficult or impossible to use the common area. If the owner of the items located in the common area is unknown, a notice to remove the item(s) shall be posted in the building's Facebook group. If the notice is unsuccessful, the representative shall arrange for the removal of the items from the common area at the owner's expense. After removal, the former owner of the items may not demand the return of the items or their value, or any other compensation or indemnification, from either the representative or the condominium. Közös víz és áram nem használható magán célra (pl. autómosás, autótöltés, utcalocsolás, építkezés stb.).

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## 6.2. Internal garden

Excessive noise should be avoided in the condominium's shared internal courtyard. Smoking in the garden is only permitted in the designated area, at the ashtray provided. The lawn may only be used with care (for relaxation, reading, sunbathing, etc.). The inner courtyard may only be used in such a way that it does not disturb the peace of the other co-owners.

## 6.3. Club room

The club room is open every day from 7:00 a.m. to 10:00 p.m. The entertainment and kitchen equipment and other facilities in the common area may only be used for their intended purpose, and the user(s) concerned shall be fully liable for any damage resulting from improper use. The common area may only be used without disturbing the peace of others. Users are required to clean, wash, and put away the kitchen and its equipment and appliances after use. If a user discovers damage to any equipment or appliance, they are required to report it to the concierge immediately.

Accessories for entertainment games (Xbox, air hockey) in the club room (controllers, remote controls, etc.) can be picked up from the reception desk and must be returned to the reception desk after use. When picking up the accessory, the user is required to provide their apartment number and name and confirm the pickup with their signature. The user must also confirm the return of the accessory with their signature. The user is financially responsible for any damage resulting from failure to do so or for the loss of the accessory. The accessory can be used for a maximum of 3 hours at a time.

## 6.4. Fitness room

The fitness room is open every day from 6:00 a.m. to 10:00 p.m. The fitness room is for the exclusive use of residents; guests, friends, visitors, etc. are not permitted to use it! The fitness room may not be entered wearing street shoes; only clean footwear designated for this purpose and clothing suitable for use in the room may be worn. The room may not be entered wearing inadequate clothing or with a bare upper body. When using the gym, the equipment may only be used in accordance with the operating instructions; any other use is not permitted. Everyone uses the equipment in the fitness room at their own risk. The use of alcohol and other intoxicating substances is prohibited in the fitness room. Persons under the age of 12 are not allowed in the fitness room.

## 6.5. Sauna

The sauna is open every day from 7:00 a.m. to 9:00 a.m. and from 5:00 p.m. to 10:00 p.m. The sauna is for the exclusive use of residents; guests, friends, visitors, etc. are not permitted to use the sauna! The joint representative and the condominium association accept no responsibility for any accidents resulting from improper use of the sauna. Persons who have been advised by a doctor not to use the sauna are prohibited from doing so. Everyone uses the sauna at their own risk.

Additional rules to be observed when using the sauna:

- Showering before using the sauna is mandatory.
- It is forbidden to enter the sauna in slippers; everyone is required to leave them outside the sauna, near the door.
- Make sure to always close the sauna door behind you.
- Never sit or lie naked on the wood. It is inappropriate and not recommended from a health perspective. Spread the sauna sheet/towel on the wood so that your entire body can fit on it, preventing your body from coming into direct contact with the wood. Try to remove water/sweat from yourself in a civilized manner so as not to disturb others. The use of sauna oils and other sweat-enhancing agents on the skin is prohibited.
- If several people are using the sauna at the same time, it is necessary to ask the other users for permission before pouring water on the stones.

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- Sauna use is a meditative and relaxing experience. It is forbidden to disturb the peace of those who wish to enjoy the sauna with loud, tasteless, and incessant conversation. If this disturbs someone, please respect their wishes and refrain from doing so at their request.
- Eating and drinking in the sauna is prohibited, and the use of the sauna after consuming alcohol is strictly prohibited!
- Children under the age of 12 are not allowed to use the sauna.

## 7. Fire protection and smoking

7.1 The use of open flames or any other activity that produces smoke is prohibited in the common areas of the condominium, in the garage, and on the balconies! The only exception to this rule is smoking in areas specifically designated for smoking.

Only electric grills may be used throughout the condominium, including the club room, apartments, terraces, and balconies. The use of traditional charcoal and gas grills is strictly prohibited!

The storage of flammable materials in common areas, the garage, or storage rooms is prohibited, even on a temporary basis.

Storing fuel, transferring fuel, or filling vehicles with fuel in the residential building is strictly prohibited!

It is strictly prohibited to place or store any objects or equipment in the corridors, stairwells, lobbies, or other areas that serve as escape routes, even temporarily or for a short period of time.

The representative of the condominium association is responsible for ensuring that the fire extinguishers located in the condominium are inspected annually and that the fire safety regulations are complied with.

7.2 Smoking is strictly prohibited throughout the condominium, including apartments, balconies, common areas, the garden, and the garage, with the exceptions listed in this section. Smoking is permitted in the following areas of the condominium:

- the designated area on the terrace of the club room,
- the designated area in the inner garden.

Cigarette butts must always be disposed of in the ashtrays provided in the designated smoking areas. Any other disposal, including throwing cigarette butts from balconies or windows, is considered a serious violation of the rules.

## 8. Use of the elevator

Elevators must be used in accordance with the instructions provided in the elevator cabin. In the event of malfunction or signs of failure, residents are required to notify the concierge service.

When using the elevators, the rules governing order and tranquility, cleanliness, safety, protection of property, and use of common areas shall apply.

The elevators are primarily intended for passenger transport. Furniture, building materials, etc. may only be transported in the elevators if the load capacity of the elevator is taken into account and the condition of the elevator is protected (e.g., by lining the elevator). The use of the elevator for moving and transporting building materials must be reported in advance in writing to the representative of

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the owners, and the user is responsible for ensuring the protection of the interior of the elevator in all cases.

The prescribed weight limit must be observed; only the permitted number of persons and weight limit may travel in the elevator at any one time.

Animals may only be transported in the elevator in such a way that they do not endanger the physical integrity or cleanliness of clothing of others.

It is not permitted to hold up the elevator for a prolonged period of time, prop open its doors, or prevent it from closing or opening.

The rules and information governing the operation and use of the elevator must be posted in the elevator.

The joint representative is responsible for the maintenance and repair of the elevator.

The manufacturer's instructions for the elevator must be followed in all cases, even if they conflict with the provisions of these organizational and operational rules!

## **9. Use of garage doors and parking spaces**

9.1. Only cars, motorcycles, scooters, and bicycles may be stored in the underground garage and above-ground parking spaces (hereinafter collectively referred to as "parking spaces"). Vehicles may only be stored in the parking space to which the resident is entitled on the basis of ownership or tenancy. Vehicles must be parked in such a way that they do not restrict or obstruct other users in the use of their own parking spaces. To this end, vehicles should be parked in the center of the parking space, unless the design of the parking space would obviously make this difficult or obstruct the use of adjacent parking spaces.

The rules of the Highway Code apply in the parking areas.

Only the following vehicle maintenance and repair work may be carried out in the parking areas:

- vacuuming,
- fitting and removing roof racks and ski boxes,
- changing bulbs,
- wheel replacement,
- window washing fluid, coolant and engine oil refilling.

When using and parking vehicles, it is prohibited to make unnecessary noise, including warming up the engine for longer than necessary.

The condominium is responsible for cleaning the garage, and the representative of the condominium is obliged to inform users of the cleaning date at least 5 (five) working days in advance. Users are obliged to leave the parking space free for the duration of the cleaning.

9.2. Everyone uses the garage door at their own risk, and any damage caused to the garage door during use must be compensated. The person responsible for compensating for the damage is

- a) primarily the driver of the vehicle, if their identity can be clearly established,
- b) secondarily, if the driver cannot be identified or refuses to pay for the damage, the operator of the vehicle,
- c) thirdly, if the vehicle has no operator or the operator refuses to pay for the damage, the owner of the vehicle,
- d) fourthly, if the owner of the vehicle refuses to compensate for the damage, the lessee of the parking space or, in the absence of a lessee, the owner of the parking space, which the vehicle causing the damage is entitled to use according to the records of the condominium.

Only motor vehicles, motorcycles, or scooters may enter or exit through the garage door. It is strictly

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forbidden to pass through the garage door on foot, by bicycle, or by any other means.

The registration number or telephone number required to use the garage door is kept by the joint representative, who is responsible for updating the records. In the event of a change of user (change of tenant, change of vehicle, etc.), owners are required to notify the joint representative of the change and the termination of the right of use within 15 days of the change at the latest.

#### **10. Bicycle storage**

Bicycles may only be stored in the following locations in the condominium:

- in the common area designated for bicycle storage,
- in the parking space to which the bicycle owner is entitled, except for above-ground parking spaces.

#### **11. Other rules for the use of separately owned real estate**

External doors, windows, grilles, and shutters may only be replaced with ones that are the same color as the originals, in keeping with the original appearance of the building's facade.

It is prohibited to throw any material or pour any liquid into the toilet bowl or drain that could cause a blockage (e.g., diapers, sanitary pads, wet wipes, cooking oil, etc.).

Plants in windows and on balconies must be placed in such a way that they cannot fall under any circumstances; if necessary, they must be secured appropriately. Plants must be watered in such a way that dripping water cannot flow onto lower balconies or onto the street.

#### **12. Keeping animals**

Dogs, cats, birds, and other domestic animals may only be kept within the separate property of the condominium, ensuring the peace and cleanliness of the building, and under the responsibility of the animal owner. Feeding wild birds is strictly prohibited throughout the condominium, including balconies and terraces.

Keeping animals outside of residential properties is prohibited!

Reptiles and arthropods that are dangerous to humans, warm-blooded predators, and birds that communicate with loud voices (e.g., giant parrots) may not be kept.

Pets may not be brought into the club room, gym, sauna, or garden, which are common areas of the condominium! Pets may be taken through other common areas provided they are in an appropriate cage, carrier, or on a leash. The owner is responsible for immediately cleaning up any mess caused by their pet outside the apartment (e.g., footprints, feces, etc.).

#### **13. Sanctions**

All residents are required to comply with the house rules; in the event of a violation of the house rules, the joint representative may impose a fine of up to HUF 20,000 on the offender. In the event of repeated or serious violations, the fine may be up to HUF 50,000. Property owners or tenants are also responsible for violations committed by persons living with them or visiting them. Fines imposed by the joint representative must be paid into the condominium's bank account together with the following month's common expenses. If the person liable fails to pay the fine, the joint representative is obliged to collect it from them in the same way as the common costs.

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#### 14. Miscellaneous provisions

All residents are entitled to familiarize themselves with the text of the house rules, which must be published by the representative of the residents or, upon request, sent to the residents by email.

Budapest, July 1, 2025

.....  
Baranyai Anita E.V. Common Representative  
chair person and minute taker

.....  
Teve Irodaház Kft.,  
Nyárai Attila Zsolt managing director  
certifying co-owner

.....  
Teve33 Apartmanház Kft.  
Nyárai Attila Zsolt managing director  
certifying co-owner

I hereby certify that in Budapest, on July 1, 2025:

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