

## CONDOMINIUM

### Preamble

The House Rules define the fundamental rules essential for communal living, applicable to all persons staying in the condominium for any reason, whether permanently or temporarily, including owners, tenants, family members, visitors, etc. (hereinafter collectively referred to as: residents). Furthermore, the House Rules prescribe requirements for the proper use of the property and the protection and preservation of its condition, which are not recorded in separate legislation.

### 1. Prohibition of Noise Disturbance

1.1 Regardless of the time of day, all noisy behavior and activities that disturb the peace of others must be avoided within the condominium. Residents are also responsible for any noise caused by pets kept by them (barking, whimpering, etc.).

1.2 Televisions, other multimedia devices, household and industrial machinery, and other similar equipment may only be operated in a manner that their operation, sound, or noise does not disturb the peace of others.

1.3 Construction or installation work involving noise (e.g., drilling, carving, hammering, etc.) is permitted:

- on weekdays between 08:00 and 20:00;
- on Saturdays between 09:00 and 16:00;
- on Sundays and national holidays, it is prohibited.

This provision does not affect emergency repairs or work aimed at averting life-threatening situations.

1.4 The use of household or other machinery and tools causing noise to an extent that disturbs others is permitted:

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

This provision does not affect emergency repairs or work aimed at averting life-threatening situations.

1.5 Singing, playing music, and dancing are permitted exclusively in the community room and the commercial premises; however, excessive disturbance of other residents is prohibited in these cases as well. The teaching of singing, music, and dance is not allowed in the Condominium, nor is practicing by professional artists or ensembles.

1.6 Larger family or social gatherings (parties) may only be held within the apartments, in

the community room, or in the commercial premises. The rules of the House Rules regarding noise disturbance must be observed in these instances as well; disturbing other residents is prohibited. Gatherings in the community room may be held during its specified opening hours; gatherings held in apartments and commercial premises must be concluded by 02:00 AM at the latest.

## **2. Security**

2.1 For asset protection reasons, the entrance doors of the condominium (including the underground garage gate) must be kept closed at all times, including during the day.

2.2 Residents are obliged to verify whom they are admitting to the building and for what purpose, whether in person or via the intercom.

2.3 Indicating the names of the residents and the apartment number on the mailbox is the responsibility and duty of the owner; other persons (tenants, persons using the apartment as a favor, etc.) are not entitled to do so.

2.4 The common representative is obliged to ensure that the name and contact information (mobile phone number) of the person providing access in case of an emergency is clearly legible on the entrance door of the condominium.

2.5 A surveillance camera system operates in the condominium, ensuring the personal and asset protection of the building and its residents. Additionally, the camera system may be used to identify persons in the event of a breach of the House Rules. The operation, supervision, and rules for accessing recordings are contained in a separate Camera Policy, which must be made available to the owners.

## **3. Cleanliness**

3.1 The cleaning of the common areas of the condominium and the maintenance of the inner garden are managed by the common representative. The common representative may hire subcontractors for specific related tasks in accordance with the resolution of the general meeting or, in its absence, the guidelines of the owners.

3.2 Anyone who soils the common areas, including the community room, in any way is obliged to clean up the mess without delay. Residents are responsible for any soiling caused by their pets or guests, and for the subsequent cleaning.

3.3 It is prohibited to store household waste outside the apartment (next to the entrance door, in the corridor, or in other common areas), even temporarily; it must be taken directly from the apartment to the trash storage room. If the corridor, elevator, or other common areas become soiled during the transport of household waste, residents must act in accordance with point

3.4 It is prohibited to throw objects (e.g., burning matches, cigarette butts) or pour liquids out of the windows, terraces, balconies, etc., of the residential building.

3.5 In the event of pest control (disinsectization) in the condominium, residents are obliged to provide access to the apartment for the specialists at the specified time and to tolerate the performance of the necessary work.

3.6 In the event of a serious violation of the cleanliness rules of the community rooms, if the offender fails to comply with the obligation described in point 3.2, they must reimburse the condominium for the costs of cleaning.

## 4. Selective Waste Collection

4.1 Selective waste collection is in effect in the condominium; residents are obliged to separate paper, plastic, and metal waste from mixed household waste and place them in the appropriate bins. Detailed information on the rules of selective waste collection and the classification of waste types 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, wrapping and printing paper, paper egg cartons, notebooks, books, and non-excessively soiled paper boxes used for hot food packaging (e.g., pizza boxes). It is prohibited to place used napkins, paper towels, and tissues among the paper waste! Large cardboard boxes that do not fit in the bin must be cut up or folded flat and tied, then placed next to the bin on collection days.

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

- a) rinsed milk and juice cartons, which may contain both paper and plastic;
- b) plastic waste, including but not limited to PET bottles, rinsed cups and jars of dairy products, bottles, tubes, and jars of cosmetic products, packaging of cleaning and laundry detergents, foil, bubble wrap, plastic caps, polystyrene, and plastic food packaging;
- c) metal waste, including but not limited to metal beverage cans, food cans, metal caps, and household tools containing metal.

4.4 With the exception of the items specified in point 4.5 below, all other waste generated in the household must be placed in the mixed communal bin. Household waste may only be placed in the garbage containers (bins) if packaged (e.g., in dedicated plastic bags, sacks, etc.).

4.5 The following items are classified neither as selectively collectable nor as mixed communal waste and may not be placed in the condominium bins. The removal of such waste is either handled by the waste management company (bulk waste collection) or, in the absence of this, it is the resident's responsibility to arrange for its removal or disposal:

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

4.6 In the event of a serious violation of the waste collection rules, the common representative is entitled to review the footage recorded by the condominium's cameras for the purpose of identifying the resident who committed the violation. The offender is obliged to arrange for the removal of improperly collected or deposited waste; failing this, they must reimburse the condominium for the costs of removal and cleaning.

## 5. Protection of Property Condition

5.1 To protect the condition of the condominium residential building, residents are obliged to use the privately owned real estate, the rooms and areas intended for common use, and the central equipment and accessories of the residential building according to their intended purpose, without prejudice to the legitimate interests of others.

5.2 Only the common representative or a person (company, contractor, or their employees)

designated by the common representative or by a resolution of the general meeting is 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 machinery, equipment, wiring, switches, or valves located in or accessible from common areas.

5.3 The common representative is obliged to notify the owner at least 8 (eight) days prior to the commencement of any major renovation or alteration work affecting the common property of the condominium regarding the starting date and expected duration. In the case of work necessary to avert an emergency (life-threatening or causing significant material damage/havaria), work may begin even without prior notice; however, in such cases, the common representative must immediately inform the owner of the expected duration of the work. If the apartment, parking space, or storage unit is not used by the owner, it is the owner's responsibility to inform the resident based on the information received from the common representative.

The common representative is entitled to decide on the switchover between central heating and cooling, and on the switching on or off of the heating or cooling system, taking into account the requests and guidelines of the owners and within the framework of legal regulations.

## **6. Use of Common Areas and Storage Rules**

6.1 General Rules for the Use of Common Areas Common rooms must be handed over in a clean and orderly state after use. Common rooms must be kept closed outside of opening hours. In case of fire or other emergencies, keys to the common rooms (fire keys) are located at the reception desk.

Common areas may only be used according to their intended purpose. Storing inappropriate items in common areas is permitted only with the authorization of the common representative. Furniture and other objects – including materials and items from construction – may only be stored in these areas with the common representative's permission and only on a temporary basis.

The common representative shall call upon the owner of any items stored in common areas without permission to remove them within a set deadline. The common representative shall act similarly if the owner previously received temporary permission for storage, but the deadline has expired, or if the continued storage makes the use of the common area excessively difficult or impossible. If the owner of the items found in the common area is unknown, the notice to remove the item(s) shall be published in the building's Facebook group. If the notice remains unsuccessful, the common representative shall arrange for the removal of the items at the owner's expense. Following removal, the former owner of the items may not claim the return of the items, their value, or any other compensation or indemnity from either the common representative or the condominium.

Common water and electricity may not be used for private purposes (e.g., car washing, car charging, street watering, construction, etc.).

6.2 Inner Garden Excessive noise should be avoided in the condominium's commonly owned inner courtyard. The inner courtyard may only be used in a manner that does not disturb the peace of other owners. The lawn is for decorative purposes only; stepping or lying on the grass, placing any objects there, or letting pets out onto the lawn is prohibited.

6.3 Club Room The club room is open every day from 06:00 to 22:00. Entertainment and kitchen appliances and other equipment in the community space may only be used according to their intended purpose; the user(s) concerned shall bear full financial liability for any damage resulting from improper use. The club room may only be visited without disturbing the peace of others. After use, the user is obliged to clean the kitchen, its equipment, and utensils, wash the

dishes, and put them away. Should the user discover damage to any tool or equipment, they must report it immediately to the reception.

Accessories (controllers, remote controls, etc.) for the entertainment games (TV, Xbox) in the club room can be collected from the reception and must be returned there after use. When collecting an accessory, the user must provide their name and apartment number and confirm the collection with a signature. Returning the accessory must also be confirmed with a signature. The user concerned shall be financially liable for any damage resulting from the failure to do so or for any missing accessories. Accessories may be requested for a maximum of 3 hours at a time.

Residents may reserve the club room or parts of it for private events during opening hours. Residents may reserve the club room a maximum of 3 times per year, for a maximum duration of 3 hours per occasion. Use for any business purpose (courses, training, meetings, etc.) is strictly prohibited. During the time reserved for a private event, the club room may only be used by the resident who reserved it and their invited guests. The common representative may decide on the use of an online booking system and the detailed rules of the booking procedure, taking into account the resolutions of the general meeting or the observations of the owners. In justified cases, the common representative is entitled to deviate from the rules recorded in the House Rules regarding duration, booking frequency, or the purpose of the event at their own discretion.

6.4 Fitness Room The fitness room is open from Monday to Thursday between 06:00 and 21:00, on Friday between 06:00 and 22:00, and on weekends between 07:00 and 22:00. The fitness room may only be used by residents; its use by strangers, friends, visitors, etc., is prohibited! The fitness room may not be visited in street shoes; it may only be used in clean, dedicated footwear and appropriate clothing. Visiting the room in incomplete attire or with a bare torso is not allowed. Equipment must be used only according to the operating instructions; any other use is prohibited. Everyone uses the equipment in the fitness room at their own risk. Using the fitness equipment while under the influence of alcohol or other intoxicants is prohibited. Persons under the age of 12 are not permitted in the fitness room.

## **7. Fire Protection and Smoking**

7.1 The use of open flames or any other activity involving smoke is prohibited in the common areas, the underground garage, and on the balconies of the condominium!

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

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

Storing, transferring, or filling fuel into vehicles within the residential building is strictly prohibited!

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

The common representative is obliged to ensure the annual inspection of the fire extinguishers placed in the condominium and to enforce compliance with the provisions of the fire safety regulations.

7.2 Smoking is strictly prohibited throughout the entire territory of the condominium, including apartments, balconies, common areas, the garden, and the underground garage. Smoking is permitted only at the ashtrays located at least 5 meters away from the gates, closest to the building.

## 8. Use of the Elevator

The elevators must be used in accordance with the instructions for use posted in the cabin. In case of abnormal operation or signs indicating a malfunction, the resident is obliged to notify the reception.

During the use of the elevators, the regulations regarding order and peace, cleanliness, security, property protection, and the use of common rooms are appropriately applicable.

The elevators are primarily intended for passenger transport. Transporting furniture, construction materials, etc., in the elevators is permitted only by observing the weight limit and with increased protection of the elevator's condition (e.g., lining the cabin). The use of the elevator for moving or transporting construction materials must be reported in writing to the common representative in advance, and the user is always responsible for providing internal protection for the elevator beforehand.

Weight limits must be observed; only the permitted number of persons and weight limit may travel in the elevator simultaneously.

Animals may only be transported in the elevator in a manner that does not endanger the physical safety of others or the cleanliness of their clothing.

It is prohibited to hold the elevator for an extended period, prop the door open, or prevent its closing or opening.

The provisions and information guidelines for the operation and use of the elevator must be displayed inside the elevator.

The common representative is responsible for the maintenance and repair of the elevator. The manufacturer's instructions must be followed in all cases – even over the provisions of these Organizational and Operational Rules.

## 9. Garage Gate and Parking Space Usage

9.1 In the underground garage and its parking spaces (hereinafter: parking spaces), only cars, motorcycles, scooters, and bicycles may be stored. Vehicles may only be stored in the area of the parking space for which the resident is entitled based on ownership or a rental agreement. Vehicles must be parked so as not to restrict or hinder other users in the use of their own parking spaces. To this end, vehicles should be parked in the center of the space whenever possible, unless the layout of the space would obviously make the use of adjacent spaces difficult or impossible.

The rules of the Road Traffic Code (KRESZ) apply within the parking areas.

Only the following vehicle maintenance and repair tasks may be performed in the parking spaces:

- vacuuming,
- installation and removal of roof racks or ski boxes,
- replacement of light bulbs,
- tire changes,
- topping up windshield washer fluid, coolant, and engine oil.

Unnecessary noise, including warming up the engine for longer than justified, is prohibited during the use and parking of vehicles.

The condominium provides for the cleaning of the underground garage; the common representative must inform users of the cleaning date at least 3 (three) working days in advance. The user is obliged to leave the parking space vacant for the duration of the cleaning.

9.2 Everyone may use the garage gate at their own risk; any damage caused to the garage gate during use must be reimbursed. The person responsible for the reimbursement of damages is:

- a primarily the driver of the vehicle, if their identity can be clearly established;
- b secondarily, if the driver's identity cannot be established or they refuse to pay, the operator (keeper) of the vehicle;
- c thirdly, if the vehicle has no operator or the operator refuses to pay, the owner of the vehicle;
- d fourthly, if the owner of the vehicle refuses to pay, the tenant of the parking space, or in the absence of a tenant, the owner of the space which the damage-causing vehicle was entitled to use according to the Condominium's records.

Entry and exit through the garage gate are permitted exclusively by car, motorcycle, scooter, or bicycle. It is strictly prohibited to pass through the garage gate on foot or by any other means. The telephone number required to use the garage gate is recorded by the common representative, who is responsible for keeping the records up to date. Owners are obliged to inform the common representative of any change in users (change of tenant, change of vehicle, etc.) or the termination of usage rights within 15 days of the change.

## **10. Bicycle Storage**

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

- in the common area designated for bicycle storage (hereinafter: bicycle storage),
- in the area of the parking space which the bicycle owner is entitled to use.

Only residents who have reported their storage needs to the common representative or the designated operator and have had them accepted may keep their bicycles (including any other micro-mobility devices permitted for storage use) in the bicycle storage rooms. Depending on the number of available spaces, the common representative assigns or revokes the tags authorizing the use of the bicycle storage in a specified order, based on the general meeting's resolution or the owners' guidelines.

The common representative is obliged to place a removal notice on bicycles or other devices in the storage room that do not have a tag. A deadline of at least 15 days must be given to terminate unauthorized use and remove the bicycle. After the deadline expires without result, or in the case of repeated unauthorized use, the common representative shall arrange for the removal of the bicycle. Removed bicycles must be kept for at least an additional 15 days and returned to the owner upon proper verification of ownership. If the owner does not claim the removed bicycles or ownership cannot be verified, the common representative may dispose of the bicycles at their discretion, taking into account the owners' guidelines.

## **11. Other Rules for the Use of Private Property**

External doors, windows, grilles, and shutters may only be replaced with ones of the same color as the original, matching the original facade image of the building.

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

Plants on windows and balconies must be placed so that they cannot fall under any circumstances; appropriate securing must be provided if necessary. Plants must be watered in a way that runoff water cannot flow onto lower balconies or the street.

## **12. Pet Ownership**

Dogs, cats, birds, and other pets may only be kept within the private property of the condominium, ensuring the peace and cleanliness of the house and under the responsibility of the pet owner. Feeding wild birds is strictly prohibited throughout the entire territory of the condominium, including balconies and terraces.

It is prohibited to keep animals outside of residential property!

Reptiles and arthropods dangerous to humans, warm-blooded predators, and birds that communicate loudly (e.g., large parrots) may not be kept.

Among the common areas of the condominium, pets may not be taken into the club room, the fitness room, or the garden! Pets may only pass through the garden or other common areas if they are in an appropriate cage, carrier, or on a leash. The owner is obliged to immediately clean up any soiling (e.g., footprints, excrement, etc.) caused by the pet outside the apartment.

## **13. Sanctions**

Every resident is obliged to comply with the House Rules; in the event of a violation, the common representative may impose a fine of up to HUF 20,000 on the offender. In the case of repeated or

serious violations, the fine may be up to HUF 50,000. Real estate owners or tenants are also responsible for violations committed by persons living with them or visiting them. The fine imposed by the common representative must be paid to the condominium's bank account together with the following month's common charges. If the liable person fails to pay the fine, the common representative is obliged to collect it in the same manner as common charges.

#### **14. Miscellaneous Provisions**

Every resident is entitled to be informed of the text of the House Rules; the common representative is obliged to publish the House Rules or, upon request, send them to residents via email.

Budapest, November 10, 2025