

## EXPLANATORY STATEMENT REGARDING ENFORCEMENT OF HOME REGULATIONS

### Status:

The Bylaws (In Dutch: Huishoudelijk Reglement, abbreviated as HH), of housing project Westerkaap 1 is a formal regulation adopted by the General Assembly (in Dutch: ALV) of Owners Association (In Dutch: VVE) Westerkaap 1, setting out a number of rules regarding the use of the Westerkaap 1 complex.

Additions and adjustments to the HH Regulations may be implemented in accordance with the Division Act Westerkaap 1 in the ALV, but only with two thirds of the votes and only if two thirds of the owners are present.

Among other tasks, the Board has the task of maintaining the rules and regulations in accordance with the Division Act and the HH Rules. Enforcement of the HH regulations may be demanded by the ALV and by individual members of the board as well as after enforcing by law.

### Background of HH Regulations:

The document collectively encompasses the (legal) rules and practical arrangements for:

Fire Safety, Flight Safety, Burglary Safety, Hygiene and Cleaning, Maintenance and Management Buildings, Efficiency and Aesthetics.

The HH Regulation is a clear translation of all this, in clear and workable language.

### No discussion:

The Complex has many users: 189 owners / tenants, 27 business premises with their users, 166 parking spaces, and daily visitors.

Everyone may have their own interests and ideas about the application and enforcement of the HH Regulations. The HH Regulations, however, are clearly formulated and are only interpretable in one way. The vast majority of residents and users respect and support the HH Regulations.

It is not constructive at all and it is unworkable for the housemaster, the administrator and the board to repeatedly enter in discussions with a small group in order to justify details.

The HH Regulations apply to everyone regardless of whether you agree with these regulations or not.

It is not relevant whether you have approval by your neighbors for your individual wishes or whether in your opinion you do not cause any inconvenience. The HH Regulations remain applicable in all situations.

If you wish to change or modify the HH Regulations, you can try to do this through the formal ways open to you. The housemaster, the administrator and the board will not enter into discussion about the enforcement of the HH Regulations.

### What is the current practice of enforcement?:

1] You must be aware of the contents of the HH Regulations. See website [www.westerkaap1.nl](http://www.westerkaap1.nl)

2] In case of violation, you will receive a warning: If possible, personally at your door or else by a sticker or a letter.

3] You should respond immediately and take proper action,

4] If you do not immediately respond to the warning, items can be removed or be chained up by the house master. The costs of removal or chaining will be charged.

5] After the first warning, the board may impose a fine upon you.

6] If you have previously received a warning for similar violation of the HH Regulations, measures for removal or applying a chain, and the imposition of a fine, will be taken immediately without warning.

7] No negotiation / permission is available for temporary affairs.

8] Only in case of relocation or refurbishment, you may make arrangements at least one week before for the temporary use of the common room on the day of relocation / renovation the housemaster. You are obliged to follow the housemaster's instructions.

Board of VVE Westerkaap 1 17012017