

Rental Rules, Owners Association (VVE) Westerkaap 1

Approved during the General Members Meeting (GMM) of the Owners Association (VVE) Westerkaap 1 on 06-04-2016

1] There is obligation to notify of all forms of rental. This reporting obligation is intended to have an overview of all rental and the associated rules. For regular rental with a residential function, a minimum of 6 months applies. The copy of the lease agreement is to be sent to the board in accordance with Art. 24 Splitting Act VVE Westerkaap 1.

2] The rules of the internal regulations (HH) always apply expressly, and the tenant must sign for this. A signed copy is sent to the board in accordance with Art. 24 Splitting Act VVE Westerkaap 1.

3] Every owner and user is obliged to use the private apartment according to the (original, intended) destination. For the apartments this is private residential use or living / working space, in accordance with Art.17 Splitting Act VVE Westerkaap 1.

4] The VVE does not permit Short Stay rentals on the basis of Art.17 Splitting Act VVE Westerkaap 1 and the court judgment that a VVE may prohibit Short Stay rentals in its complex. The judge confirms that short-term rental to tourists / visitors, does not meet the residential use function.

5] As a rule, the VVE will honour an application for permission for a B&B if demonstrably and formally met with all legal requirements, municipal regulations, regulations for the splitting deed and the housekeeping regulations VVE Westerkaap 1. The board must be provided with all requested information. The board can withdraw the permission at any time if conditions are not met.

6] It is mandatory to provide a contact person who is reachable and available in case of nuisance and calamities.

7] The board can still prohibit rental with regard to:

* observed nuisance and / or non-compliance with the internal regulations (HH) .

* failure to comply with the legal obligations and / or permits of the municipality of Amsterdam

8] Tenants are not allowed to sublet (part of) their home.

Main Overview of Rules for rental:

Rental	Owner registered and residing at address	Owner present during rental	Always reporting obligation from rental to board VVE Westerkaap 1. Always by tenant signs HH regulations and a lease agreement to board. The statutory rules and the rules of the municipality of Amsterdam always apply.
Long stay			
Long, a room	Yes	Yes	Regular rental longer than 6 months: Max 4 people.
Long, entire apartment	No	No	Regular rental longer than 6 months; Max 4 people. Notify contact person.
Short Stay apartment	No	No	Not allowed.
Short stay, private room	Yes	Yes	Not allowed.
Short stay, private, complete apartment	Yes	No	Not allowed.
Bed & Breakfast business	Yes	Yes	Permission required from the VVE. Max 4 pers. You comply with the legal rules and

			municipal rules for a B & B. (eg Registration of Chamber of Commerce, Tax payment, Supplementary insurance, Safety standards).

Points of interest in rental and internal regulations (HH):

- * According to the division deed mandatory: When giving access to a home a user must be formally informed of the house rules of the apartment complex.
- * There are many expats who do not speak Dutch. You must take care of the translation and explanation of the Internal regulations (Dutch: Huishoudelijk reglement, HH) yourself.
- * Special attention point is the prevention of noise nuisance in the homes and in the courtyards!
- * Sound that is annoying for other residents should be avoided in the courtyards between 22.00 (PM) in the evening and 08.00 (AM) in the morning. The courtyards are extremely noisy. The sound carries far and reflects greatly between the buildings. The use of rolling suitcases, (noisy) talk when going out at night and returning home and the use of benches in the courtyard during this period cause sleep disturbance.
- * You as owner are at all times responsible for inconvenience of your tenants!

Agenda item 6

1] The General meeting (GM) agrees with the Rules for letting VVE Westerkaap 1.

2] When rules are violated, the board shall apply Art. 29, paragraph 1 of the splitting deed of Use VVE Westerkaap 1

In conformity to in violation of the VVE Westerkaap rental rules the board will give a written warning regarding violation of the Rules for rental VVE Westerkaap 1 in accordance with Art. 29 paragraph 1

If the warning is not heeded within one month, the board can impose a fine of € 2500 in case of violations of the law, the regulations and the

internal regulations, in accordance with Art. 29 paragraph 2 VVE
Westerkaap split deed 1.

3] The board is authorized to report suspicion of illegal Short Stay or
B&B lease to a hotline, to the municipality of Amsterdam or to national
authorities.

4] The board is authorized to carry out an active investigation into the
suspicion of sham rental constructions by owners / tenants or the
suspicion of incorrect information.