

APPROVED

By General Meeting of the Members of the Association Co-owners

in Condominium ACC55/400

Protocol No. 6 of 17.03.2016.

ASSOCIATION OF CO-OWNERS

in condominium ACC «No. 55/400"»

HOUSE RULES AND INTERNAL RULES

IN CONDOMINIUM ACC «No. 55/400"»

102, Columna Street, Chisinau municipality

Republic of Moldova

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INTRODUCTION

These rules and internal regulations developed by the Association of co-owners in a condominium ACC55/400 (hereafter referred to as Condominium) govern the behavior of all property owners and tenants, family members of the owner or tenant, as well as guests and delegates.

Rules and internal regulations of the Association of co-owners in a condominium ACC55/400 is the practical foundation for everyday living, providing all residents optimum mutual comfort and safety.

All owners of premises and tenants are legally bound to observe the Charter of Condominium and these Rules, as well as be responsible for violation of the provisions. In order to ensure equitable solutions for all homeowners and residents, these rules will be applied and implemented in a consistent, uniform and consistent way.

All the rights, restrictions and obligations set forth in the Condominium Instruments (all the registered documents and authorized amendments, including, without limitation, the Charter), are an integral part of these Rules and are subject to the right to apply the procedures laid down in this Regulation. Notifications and announcements of the Association may only be published in the Administration Office. All notices and announcements of the Association tenants can be found at the reception desk. For more information, complaints, claims, or if you have other questions, tenants should contact the Administration Office or at the e-mail.

Working hours of administration: 09:00 to 18:00 on weekdays, from 10:00 to 12:00 on Saturday. On Sunday, the Administration Office is closed. In afterhours inquiries and requests may be directed to the concierge.

Residents should call the below phone numbers in case of any necessary questions or emergency:

Administration	(022) 62-80-61
Concierge	(022) 62-80-60
Security	(060) 26-58-88
Electrician, plumber	(069) 78-24-78
Fire (Rescue) Service	901

Police	902
Ambulance service	903
Emergency gas service	904

Condominium is guarded all year round, provided with all the staff for the maintenance of housing units and permanent reception.

All correspondence relating to the Association ACC55/400 should be sent to address 102, Columna Street, Chisinau municipality, MD-2012, Republic of Moldova.

GENERAL INFORMATION

Association of co-owners in a condominium ACC55/400 consists of all owners of residential and non-residential premises. The bodies of the association of co-owners are the General Meeting of the Association of co-owners and co-owners of the administrative board of the Association. The General Meeting of the members of the co-owners of the Association shall be convened in the manner prescribed by the Charter.

The Annual General Meeting of the co-owners of the Association shall be held not later than 60 days from the date of the financial year. An extraordinary general meeting may be convened on the initiative of the Administrative Board of the Association members with at least 30 percent of votes of the total votes in the Association, as well as at the request of the audit commission (auditor).

The Administrative Board of the Association of co-owners is the executive body of the Association and consists of three (3) elected members; who represents the Association as a whole and oversees its activities. Chairman of the Administrative Board is elected by a majority vote of the Board members, for a period set by statute. In cases prescribed by law, meetings of the Board are open to all owners of premises.

During the year, there are at least four (4) Board meetings. Notice of the annual elections of ordinary and extraordinary meetings will be sent to all owners of premises. Owners will be able to find out about the dates of the meetings, as well as other changes of the newsletters at the reception of the condominium and registered letters.

The Administrative Board has the right to take decisions on all matters of activity of the co-owners association, except for the issues referred to the exclusive competence of the general meeting.

For the audit of economic and financial activity of the co-owners Association, the General Meeting of the Association shall be elected by the Audit Commission (Auditor) for a period not exceeding two years.

Revision of economic and financial activity of the association of co-owners shall be held not less than once a year. The Association has hired experts in the field of asset management and control, is responsible for administering the condominium under the guidance of the Board.

BASICS

Condominium: form of ownership residential complex in which each apartment is privately owned by a single owner, and common areas, standing next to the building, other facilities are located on a common local area are jointly owned by all the tenants.

The property of co-ownership: the building, other real estate owned, non-apartments, non-residential premises:

1. The roof cladding and curtain bearing the design house;
2. Lobby, staircases, ladders, private platforms, elevators;
3. Corridors, technical floors, basements, which are utilities, other equipment, serving more than one room in the house;
4. Mechanical, electrical, plumbing and other equipment located in the building and serving more than one premises (apartments);
5. Parking;
6. The land on which the house is located.

Association of co-owners in a condominium: organization for property owners of apartments for joint management, maintenance and operation of real property in a condominium complex.

Board: Administrative Board of association co-owners, which is the governing body of the Association.

The Board is elected by members of the association.

Share ownership: the share of each owner in the common shared property, determining its share in the total amount of mandatory payments for maintenance and repair of property in other expenses, as well as the share of votes at the general meeting of members of the association of co-owners in the condominium.

Apartment: accommodation, consisting of one or more dwellings, which belongs to the owner, the owner or tenant occupied.

Owner: natural or legal person or group of persons who legally possess, use and dispose of their real estate in a condominium in accordance with the legislation of the Republic of Moldova.

Permanent resident: a person who resides in an apartment, and which is either the owner of the apartment or his tenant, or a relative of the owner or tenant of the apartment.

Tenant: a natural or legal person who has been granted residential or non-residential premises for use under the terms of the tenancy agreement.

Guests and invited persons: persons who do not live in a condominium.

Parking place: car owners object to the use of separate personal self-parking car in the parking lot.

Owner, self-parking the car: the owner of the right to a place to park the car, which has a dedicated area for parking in the parking lot.

GENERAL PROVISIONS

Members of the Association of co-owners in a condominium ACC55/400 (hereafter Association) by the General Meeting on 03.17.2016, approved the rules and internal regulations in the condominium (hereafter referred to as Rules).

These rules are based on the Law of the RM of 30.03.2000, no. 913 - XIV «About condominium in the housing stock», of the Law of RM of 09.07.2010, no. 163 "On the resolution of construction work", Charter of Association ACC55/400, and other acts of the current legislation.

The right to replace, add, revise, suspend or revoke these Rules belong to the general meeting of the Association members. A decision on this matter shall be adopted by a majority vote of the members (51), present at the meeting.

The text of this Regulation under the "responsibility of the owner of premises in the" Condominium "refers to the rules, the mandatory as the owner of any premises in a condominium, and the employer, regardless of whether they live in this room, as well as family members of the owners (or tenant) of premise, employees, guests or invitees.

The owners of the premises in a condominium undertake to comply with these rules governing maintenance of the building, staircases, balconies, driveways, adjoining territory, and the other elements of the common property of the condominium. Apartment owners are responsible for the behavior of all persons living in their apartment, and any of a number of guests or invitees.

The owners share in the costs for maintenance and repair of common property in a condominium in the manner prescribed by the Law of RM of 30.03.2000, no. 913 - XIV «About condominium in the housing stock», other laws and regulations. Failure owner of its apartments (apartment) or a rejection of the use of common property is not a ground for excluding it in full or in part to participate in the general expenses for maintenance and repair of common property in a condominium.

Any violation of this Regulation will lead to a corresponding actions taken by the Administration of the Association in accordance with its powers and responsibilities.

GENERAL RULES OF COMMON PROPERTY OF ASSOCIATION MEMBERS

The owners of the premises in the condominium and the Administrative Board should not use the condominium property for purposes not consistent with the aims and activities of the Association of residence, and must comply with the provisions of the current legislation.

It is prohibited except for specially designated places left unattended strollers, scooters, bicycles, children's playpens, toys, benches, chairs and other personal property in the elements shared buildings, stairwells, entrances, parking places vehicles on sidewalks, lawns or other elements shared.

It is not prohibited in the common areas to conduct any industrial, commercial, advertising, or other professional activities in the field of commerce and religion for profit or non-commercial purposes not provided for in the Charter of the Association and without the consent of the Administrative Board of the Association.

It is forbidden to post ads on stairwells, elevators, doors, etc. For the posting of notices concerning the activities of the Association, the Board determines the appropriate places, which notified all members of the Association. The ad should be removed after use.

It is strictly forbidden to write anything on the walls, doors, stairs, and elevators and in the cabins on all surfaces sharing elements.

The owners do not have to leave, store or allow the storage of any items in the shared elements (except in places designated for storage in accordance with the rules of the Association or by resolution of the Administrative Board) without a permit of Administrative Board. It is forbidden to store in the premises or storehouses of petrol or other explosive, flammable or toxic materials.

The owners of the premises is prohibited to install canopies terraces or balconies without appropriate agreement of the project architect and the general meeting of the owners consent. The balconies, which are jointly owned, should not be used for warehousing and storage of any items.

It is forbidden to install the owners of the premises of additional radio and television antennas on the roof of the house without the consent of the Administrative Board of the Association. The owner of the premises in a condominium can connect to the satellite dish.

All garbage and waste should be discharged into suitable containers for waste collection.

It is strictly forbidden to leave garbage and waste in other parts of the shared elements. When carrying out repairs in the premises belonging to the owner of the latter is obliged to collect and remove all debris on their own and at their own expense.

It is forbidden to throw and poured into the sanitary sewer and equipment of small and large objects (waste), construction waste, substances which can cause clogging, oxidation or destruction of the pipeline walls. Repair work to eliminate any damage resulting from the use of any of the sanitary and other equipment produced by the owner of the premises at which the fault occurred this damage.

It is forbidden to cover the existing channels of communications sanitary napkin common capital method. To do this, use the materials easily removable.

It is prohibited, except for certain special places left unattended strollers, scooters, bicycles, children's playpens, toys, benches, chairs and other personal property in a shared building elements, staircases, parking areas of vehicles, or other items shared. The Association is not responsible for the disappearance, destruction, theft or damage to personal property left by the owner of the premises at their own risk in public places.

It is forbidden to smoke in the stairwells and private space. It is prohibited to dump ashes and cigarette butts from the windows, balconies and terraces.

It is forbidden to carry out unauthorized access closed to the common areas: the roof, the boiler room, ventilation shafts, ducts, electrical switchboards, storage space for equipment, facilities Administration facilities of electric transformers and substations, control cabinets.

It is forbidden to arbitrarily open distribution of electric boxes in public areas, turn off the electrical closing pipeline valves.

It is forbidden in the rooms or elements shared any work that may lead to the integrity of the building violation or change its structure, as well as to reconstruct, complete construction or eliminate any of the elements shared without appropriate approval of such restructuring decision of members of the Association General Meeting and written consent of the Administrative Board to meet in the future all the rules and regulations.

It is forbidden to hang ropes, install a tumble dryer or other similar devices for hanging items outside terraces and balconies and in the elements of the joint use (clothes, carpets, signage and pr.), except in places specially designated for this purpose.

It is forbidden to install the owners of the premises more television antennas on the facade of the house without the consent of the Administrative Board of the Association. The owner of the premises in a condominium can use the collective TV antenna.

In the case of long-term departure of the owner of the premises in the hiring date, the landlord must notify the owners in a condominium association. The owner of the premises must be left on the reception desk the contact information (-s) persons who will be entitled to provide access to the premises in an emergency, including emergencies.

Upon the sale of the premises, the owner must inform the Association about changing the owner of the premises and notify the customer premises of the existing debt payment of utility bills.

Upon detection of a fault of the engineering equipment, accidents, etc. the owner must immediately inform the employee information reception to call an electrician (plumbing) and the Association of the emergency services.

LIMITATIONS OF USE OF PREMISES AND STORAGE RULES

Use of any apartment or several apartments for any purpose other than residence prohibited by these Rules. The use of the apartment in order to provide services, treatment of physical or mental illness, doing business, product manufacturing, is a violation of the Constitution and these Rules.

At the same time, given the rules and restrictions do not prohibit the tenant:

1. keep personal professional library in the apartment;
2. keep the aisles apartments personal, business or professional credentials documents or statements;
3. engage in personal business, professional exchange phone calls or handle correspondence within the apartment;
4. have a computer or other office equipment in the apartment;

5. use of secretarial services and make business visitors.

Notwithstanding the foregoing, no tenant should not allow a regular or permanent visiting business guests.

It is forbidden to manufacture or store in the apartments and common areas that anything that can increase the amount of insurance premium and expenses of the Association without the prior consent of the Administrative Board. Also, nothing should be done or kept in the apartments, which could lead to the cancellation of the insurance policy of the Association.

None of the residents is not eligible to be rebooted wiring or plumbing of the building, or to operate the installation, equipment, supplies or equipment in a manner that could cause unreasonable inconvenience to others.

None of the tenants have no right to connect installation, equipment, supplies or equipment to the heating system or plumbing outside the dwelling.

All the common areas is prohibited, without the prior permission of the Board, any activity that produces a lot of traffic or inconvenience to other tenants.

LIMITATIONS TO USE THE LOCAL AREA

The Association is not responsible for the disappearance, destruction, theft or damage to personal property left by the owner of the premises in the common areas and in the local area.

Parking of trailers and other large vehicles on the territory of the condominium shall be permitted only with the written permission of the Administration.

Owners can not use the local area:

1. for parking and washing vehicles;
2. for storage of old and broken vehicles;
3. for repair and maintenance of vehicles, except for work caused by extraordinary circumstances;
4. in case of damage to common property when using the vehicle owner of the vehicle or the owner of a residential or non-residential premises to which guests have come obliged to reimburse repair damaged objects of common ownership;
5. it is forbiddento plant plants, flowers, trees, shrubs and other greenery on the local area and places condominium shared without prior consent of planting plans with the Administrator;
6. it is forbidden to the unauthorized felling of trees and shrubs;
7. Do not set up any fences around the elements of shared or inside them.

THE RULES OF MAINTENANCE AND EXPLOITATION OF PREMISES

Nothing and in no way to brush and dumps or thrown away from the windows and doors in the passageways and corridors, on staircases, in lifts or in outdoor areas of the condominium.

The windows and doors should not be posted items that can fall or be blown outbuilding or can spoil the appearance of the building. Apartments must be kept so that the noxious odors, smoke, and other pests should not penetrate into the neighboring apartment and condominium elements.

Do not use chemicals to clean the clogged sewer pipes. In the event of contamination or flooding, residents should, if necessary, close the valves to stop the flow of water, and to inform the Administrator and call a repair service immediately.

Fire Service recommends the use of artificial Christmas trees in all high-rise buildings. If there is a real tree, you should act appropriately of caution in the apartment of the owner; in this case, the owner shall be responsible for the proper disposal of timber.

HYDROSTATIC MATTRESSES AND WATER-FILLED PIECES OF FURNITURE

Filled with water mattresses and other furniture are not allowed. Water-filled furniture includes any bed, mattress, sofa, chair, or other piece of furniture containing a liquid substance.

PEST CONTROL

Services pest included in the charge for the service.

Residents should immediately report the presence of parasites or other pests in the Administration Office.

Residents can minimize the possibility of infection apartments, subject to the following requirements:

1. paper bags and empty boxes should not be stored in cabinets or drawers;
2. garbage and waste should be disposed of on a regular basis;
3. dirty dishes should not be left in the kitchen sink;
4. food should not be stored in the open for a long period of time.

RULES OF PETS MAINTENANCE

The content in the pet areas should not be linked to the violation of public order and standards of hygiene and sanitation. Prohibited presence of pets in the lobby, as well as on the territory of the gym.

The Condominium is permitted content of conventional pets (cats - a maximum of two); It is the maximum one dog; birds in cages and a maximum of one other), Animals allowed, aquarium fish in premises belonging to the owner. The apartments of type penthouse permitted content of the two dogs, due to the size of the floor space. Maximum dog's weight should be 30 kg.

The association does not allow to include exotic, wild or farm animals in the apartments and buildings. Residents agree not contain animals that are threatened with extinction, are dangerous or prohibited by law.

Pet owners are responsible for bodily injury or property damage caused by pets, and free of other owners of the premises and the Association of any liability and claims for loss or incurred in connection with the content of pet owners in the condominium association or his behavior. Large dogs and dog fighting breeds when in common areas must necessarily be muzzled.

If other tenants do not wish to ride in the elevator with the dog, they may refrain from using the elevator or ask the dog owner to take advantage of a lift later (if the owner of the dog walked to the elevator after the other).

All dogs must be vaccinated and registered with the Administration Office. The certificate of vaccination must be submitted to the Administration office.

Residents who own dogs are required to complete and sign a registration form pets. Apartment owners - non-residents - are required to jointly complete and sign the application form registration of pets along with his employer (owner) pet.

Residents who purchase a new dog must be registered in Administration Office for five (5) days after the acquisition and provide a certificate of vaccination.

Pets should not cause excessive noise and disturb other tenants. Permanent and/or excessive noise that creates inconvenience is the basis for the prohibition of animal content.

Pets are to walk without a leash in strictly designated areas outside the condominium, condominium in the rest of the animals need to keep on hand or on a leash length of which should provide confident control over it. The owners walking their pets on site sharing, should immediately remove them excrement and eliminate them appropriately.

Use of public spaces for urination and defecation pets. The penalty and the cost of cleaning such places will be charged to the owner of the apartment, which is a pet or a pet urinates or defecates tenant in common areas.

Each owner of the apartment, which does not comply with rules regarding pets will be charged a penalty upon written notice and an opportunity oral hearing.

If the violations continue, the Administrative Board may prohibit animal content.

All animals should be at a safe distance from children and other persons in the common areas.

Visitors with pets must register them in the Administration Office prior to arrival to the building; Visitors and their pets are subject to the same rules that apply to tenants, pet owners and their pets.

HOUSE RULES AND PUBLIC ORDER

All owners are required to fill out a registration card, which lists all the data residing with them persons, the presence of the brand and the car, the presence of domestic animals, and other information. Form is available at the reception desk or in reception.

The owner is required to maintain its owned premises in good condition, to avoid wasteful handling of them, to carry out its overhaul and repair at his own expense; to use the premises for its intended purpose. The owner must use objects of common ownership for its intended purpose and does not violate the rights and interests of other owners for the use of data objects, observe the established

Administrative Board of the order to use objects sheathe ownership condominium, observe the state, technical, fire, sanitary and other regulations the content of houses and local area, rules of use living quarters, as well as rules for maintenance of the common property.

Owners, tenants of premises in condominiums and their visitors must not make noise in the building, perform or to tolerate any actions that violate the rights or comfort of other owners of the premises. All owners, tenants of premises and their visitors need to adjust the volume of producing sounds of devices so that it does not disturb other owners. Owners should not use or permit the use of such devices between 22:00 and 9:00 the next day, if it interferes with their neighbors.

Construction work associated with increased noise source (drills, chippers, drills, hammers, etc.) must be carried out from 9:00 to 18:00 on weekdays only, with a mandatory break (for recreation for children). The Saturday and Sunday such work should not be carried out. Using personal sports equipment or other devices that can cause vibration of the floor beneath them, thus causing inconvenience to other apartments, it is prohibited.

If the resident is experiencing problems associated with increased noise, with another resident or a visitor, hemust notify the Administration or a security officer, who tactfully and in confidence shall settle the incident. All residents are required to comply with requests by the security personnel in relation to the termination of disturbance of any resident who filed the complaint. Nothing and no way to be sour cream

and dumps or thrown out of the windows and doors of apartments in the corridors, on the staircases, in lifts or outdoor areas. Apartments must be kept so that the noxious odors, fumes, pests or other violations did not affect the other apartments. In case of common areas such violations, you must immediately inform the Administration or the employee at the reception desk.

All owners, tenants or their guests are required to comply with dress code in public places and to look properly. Clothes should be clean and tidy, including sports shoes and T-shirts.

Not allowed to wear clothes with patches and anti-Semitic stickers with slogans calling for ethnic hatred. Inscriptions on clothes must not contain any obscene words, regardless of the language in which they were written.

RULES OF BEHAVIOR OF CHILDREN

Children are not allowed to play in the aisles, corridors, stairwells, elevators, gym, parking or any other place condominium. Parents or trustees of the family must ensure their safety, as well as to play or finding children do not let others enter or leave the buildings and their movement.

Children who cannot use the instructions in emergency situations in elevators, should not use elevators without adults. Not allowed to leave their children in the care of the Association staff at the reception, or any other public place. Children under 16 years old are prohibited access to the gym without adult supervision.

Children who play or walk on the territory of the condominium must be dressed appropriately.

Parents are ultimately responsible for the actions of their children. Administration is not responsible for any incidents with children, when leaving them unattended by parents. Any damage to property in the territory of the condominium through the fault of the children will be paid by the parents.

NOISE, ODOR, UNACCEPTABLE BEHAVIOR

A loud or unpleasant noise, odors, anxiety, inconvenience or disorder (including, but not limited to those produced pets) are not allowed in the apartments and in common areas. Residents and their guests shall not engage in or permit any activity in the building, which unreasonably violate the rights and causes inconvenience to other tenants or visitor.

Pets must not disturb any tenant repeated or continuous barking, howling and screaming and other violation of silence.

Tenants are responsible for the reduction of the noise level coming from their devices and systems so that other residents and visitors do not cause inconvenience.

Vacuum cleaners, electric appliances, hand tools and other items commonly used in the home, can only be used from 9:00 to 21:00 on weekdays, and from 10:00 to 20:00 at the weekend. All types of noise should be moderate at any time. Using personal sports equipment or other devices that can cause vibration of the floor beneath them, thus causing inconvenience to other residents, is forbidden. Residents must be attentive to their neighbors during the reception of guests. Residents should inform the neighbors about any upcoming large gathering of people in their apartments. Residents are required to ask the guests to be quiet when visiting public places.

If a tenant feels discomfort associated with increased noise due to other tenants or their guests, it must notify the Administration Office or front desk staff. All comments will be considered carefully, discreetly and confidentially.

Staff will check and try to keep track of and control the source of anxiety. If, after this situation is resolved, then administrator, technical staff and/or the Administrative Board will issue a record about the incident. All residents and visitors are required to comply with the request condominium personnel with regard to the termination of disturbance to other tenants who filed the complaint.

Construction and repair works must only be carried out on weekdays from 9:00 to 18:00 with a break from 12:30 to 14:00. Noise during construction work/ repair activities should not be unreasonable in nature or duration. Providence repair and construction work is prohibited on weekends.

All tenants and contractors are required to stop work in the event of complaints about excessive noise from other residents or visitors. In the case of such violations of the order, the tenant will be notified of the claim by the administration.

Subsequent claims will be documented and presented to the tenant in writing to the Administrator. Tenants will provide an opportunity to rectify the situation. If the violation of the order will continue, it deems a violation of these Rules and, in this case, the offender will be prosecuted.

ORDER OF WASTE COLLECTION

All garbage and waste should be packaged in single-use plastic bags, tightly tied and disposed of in the appropriate containers for the collection of household waste, located on the street Alexandru cel Bun and in the underground parking. It is strictly forbidden to leave garbage bags with household waste in corridors, stairwells, aisles and other parts of the shared elements.

The Association encourages the recycling of garbage. Newspapers, mixed paper, clear glass, plastic and other materials should be disposed of in containers for this waste.

RULES OF USE AND STORAGE OF BICYCLES, ROLLER SKATES AND SCOOTERS

It is forbidden to ride bicycles, roller skates and scooters through the corridors, hallways, parking areas and other places and common areas in the condominium.

It is forbidden to leave bicycles, roller skates and scooters at the main entrance, in the aisles, halls, stairs, landings, as well as in other public areas.

It is forbidden to leave bicycles, roller skates, scooters unattended in any public areas, as well as on the local area.

The owner of the bike, a scooter or roller, within the building, shall they carry in their hands, or carry in the elevator, taking into account the technical characteristics and the lift capacity, in the case of storage in their own apartments.

For storage of bicycles by the Administration in consultation with the Board of certain places can be allocated (area), located in the underground or aboveground parking spaces. Places are limited and provided on - first come - first won a seat. In this case, the bikes must be registered in the Administration office. The annual registration fee for bicycle parking is _____ MDL. Being on-site parking unregistered bicycles will be removed. However, neither the Association nor the Condominium Administration and serving staff will not bear any responsibility for their future safety.

Bicycle owners are responsible for their attachment and lock on the lock to prevent theft, damage or unauthorized use of the storage on the parking place.

The owners of scooters and rollers are required to keep them in his apartment.

The owners are fully responsible for any damage to property in the building and in the condominium because of the use of bicycles, roller skates or a scooter belonging to them, their guests or tenants.

RULES OF ACCESS, PERMIT IN PREMISES

Each premise owner must provide the Administration duplicates of all keys that provide access to the premises. Administration should seal the keys, put in an envelope and seal the Association of printing or apartment owner, if any. The key is to be stored in the safe of the Association and used only in the event of a fire threat, or any other circumstances that can cause life-threatening or negative consequences for

other owners of premises and public spaces. Under no circumstances will the keys should not be removed from the safe and used to enter the premises for any purpose other than the above.

As a security measure, it is forbidden to transfer the reception Staff, and the last to take the keys from apartments into condominiums.

In the event of an emergency in an apartment owner in the absence thereof, the following steps:

1. performed the autopsy apartments duplicate keys stored in the safe of the Administration;
2. The owner of the apartment is notified of the situation and the actions of the Administration.

If an emergency occurred during the day, the right to open and enter the owner of the apartment has a committee consisting of service personnel in an amount not less than 2 persons.

If an emergency occurred at night, open the right and go into the apartment of the owner, with the obligation to notify the President of the Association and receiving his verbal permission, have representatives of Security Service.

President of the Association or the officer authorized by the Administration, are entitled to enter the premises or any other room in the building with the written permission of the owner of the premises. The owner of the premises must provide access technical staff associations in their area for the control of maintenance of common communications passing through his property, as well as for works of the work required to find and eliminate accidents.

Upon written request of the tenant, the Administration office (or an employee of the Association appointed by the Administration Office), flows into the apartment provider, maintenance personnel, real estate agents or other authorized person registered at the front desk and get a pass. Office of Administration will be responsible only for the transfer of such persons in the apartment, and is not responsible for the fact that the apartment door was locked after entering into apartment. Agent estate may, however, take the key daily from 9:00 to 20:00 on following conditions:

1. he must have a valid pass;
2. the agent must register at the front desk in the log book indicating the name, time of arrival and departure and the number of the apartment, which he directed;
3. the agent must present a business card as confirmation that he or she is a realtor;
4. the agent must pass a valid ID at the time of the visit. It will be returned when the apartment key will be returned to the reception staff of the Administration.

The person to whom the key is issued, is responsible for the return of his staff reception. Association, Administrative Board, Condominium Administrator and their employees assume no responsibility for any damage or theft that occurred as a result of the issuance of a key.

In the case of forced entry at the time of an emergency, the owner of the apartment (not the Administration Office or the Association) bears the cost of lock replacement and elimination of damage. President of the Association and the employees are not authorized to receive packets, keys, money or objects of any kind from the owners of the premises intended for the apartment owners. If the packets, keys (the apartment, car), money or any items left at the employees of the Association, the owner assumes all risk and responsibility for any accident, loss or damage to property, directly or indirectly associated with such actions.

In the case of locking the elevator out of hours residents should tell the staff the reception desk, which will contact the on-call service personnel to eliminate crash.

RULES OF GUEST PASSES

To ensure access to the building or any apartment, guests must be accompanied by the owner or the tenant of the apartment. In the absence of an accompanying Guest must go to the front desk and ask the employee to inform the tenant about the reception of his arrival. Upon receipt of confirmation from the owner or tenant of the anticipation of the guests, the reception staff member registers the guest in Journal of Accounting, indicating full name, time of arrival and departure and the number of the apartment, which he heads.

All guests and invited residents condominium are responsible for compliance with all the rules of the Association, while in the building and the adjacent territory. Residents, in turn, are responsible for the actions and behavior of their guests and invitees.

All guests and invited the tenant or the owner of the apartments are responsible for compliance with these Rules, while in the building. Owners and tenants are responsible for the actions and behavior of their guests and invitees.

TERMS OF DELIVERY PRODUCTS IN CONDOMINIUM

Food suppliers must notify staff reception itself, which in turn will notify by telephone call, a tenant who ordered food.

Supply of furniture, building materials and other large objects are carried out through an underground parking lot after the notice transmitted to the Administration Office. Any damage to the building caused by the movement or transfer of items belonging to any of the residents, to be paid by the owner of the apartment.

Residents can carry small packets through the main hall.

LOCKS, KEYS, LOCKING

The owners, tenants and their guests will never have to leave the door of their apartment open or unlocked.

Residents are required to provide the Administration office of duplicate keys of all the apartment doors locks.

This is necessary to access the apartment in emergencies, and to help residents trapped or locked. If you required a forced entry into the apartment during an emergency, the apartment owner, not the association or administration costs incurred by the replacement of the lock and any damage.

RULES OF REPAIR AND CONSTRUCTION WORK IN RESIDENTIAL AND NON-RESIDENTIAL PREMISES

Conversion of residential premises is the installation, replacement or transfer of utilities, plumbing, electrical or other equipment requiring the amendment of the product data dwelling.

Redevelopment of premises is changing its configuration requires a change in the product data dwelling. Change of premises configuration is, for example, the transfer of the walls in the room or rearrange the construction of new walls, as well as demolition of the walls.

It is forbidden to reconstruction and redevelopment of buildings without appropriate permits owners of the Administrative Board in the condominium.

The procedure for construction works is governed by law of RMof 09.07.2010no.163 «On the resolution of construction works and other legal acts", the Law of RM no. 75 of30.04.2015 "On Housing".

The owner of the premises in a condominium shall have the right to make improvements and changes in belonging to him by right of ownership of premises in accordance with the Charter, and if they do not violate the structural integrity of load-bearing structures of an apartment house, and the system of functioning of the common utilities and with the permission of the competent out authorities.

Under the common utilities means: sewer pipes, pipelines of hot and cold water, heating system, including heating devices (batteries), electrical wiring, ventilation shafts and ducts, fire alarm, low voltage electrical networks, other engineering services intended for public use.

All changes affecting the integrity of the structural and general engineering services at home should be carried out on the basis of the approved project organization licensed to conduct such work.

Before submitting for approval by the Administrative Board of the project redevelopment or reconstruction of the premises, the owner is obliged to:

1. send a written application to the Administration office of Intent, indicating the expected duration of the work;
2. to submit to the Administration Office redevelopment project or reconstruction of premises, schematic drawings of the planned changes;
3. to submit to the Administration Office a list of workers and specialists, who will be involved in the process of redevelopment or reconstruction of premises;
4. to certify in writing that the work will be carried out in accordance with the guidelines of the Association and all municipal requirements;
5. to transfer to the Association through the construction deposit 5 000 MDL.

This deposit is returnable and is used in the event of damage during the repair in other apartments in the common areas or during transportation of building materials, furniture, home appliances.

In the case of matching the Administrative Board presented the project, the owner receives from the Administration authorization to carry out construction works.

Apartment owners are responsible for obtaining all necessary permits and approvals.

The workers and experts in the condominium upon arrival must be registered at the reception desk worker.

The schedule of construction works includes:

Monday - Friday:

Start of work: 9:00.

Completion of work: 18:00.

Break: 12:30 - 14:00.

Completion of work with power tools: 16:00.

On weekends:

Construction works are not carried out.

For the period of repair contractor is obliged to equip and equip the repaired premises primary fire extinguishing means (fire extinguishers), sink, toilet, with capacity for 100 liters of liquid construction waste charges. Workers accommodation in apartments repaired strictly prohibited.

During the production of the works to be provided unhindered access of Association reorganized room condition monitoring of bearing and protecting designs, sound-waterproofing elements, heating systems, water supply, sanitation, ventilation, ground, power supply, fire alarm. In case of violation, the Board of the Association issued an order to eliminate the established observations.

Each owner of the apartment, carrying out any improvements, changes or additions in his apartment shall be liable for any damage to other apartments, elements common ownership.

Each owner is responsible for cleaning up construction debris from construction and transportation of furniture. After cleaning, construction waste, which must necessarily be packaged in sacks, the owner is obliged to take it outside the condominium.

Moving and transportation of bulk items (building materials, furniture, etc.) is carried out only through the underground parking. Use the main entrance is forbidden for these purposes.

Association ACC 55/400 does not bear any responsibility for any damage caused to the person /persons or property arising from or related to any changes in the original design, even if the change or removal was approved by the Administration.

It is forbidden to carry out activities and ways to implement them, violating the requirements of construction, sanitary operating and technical regulations in force for residential buildings.

Do not install on external walls:

1. Built-in fans;
2. The air-conditioning;
3. TV antenna;
4. Elements of advertising.

Installation of antennas, air conditioners, advertising only after consultation and written consent of the Administrative Board and the relevant bodies, permitting such actions.

It is forbidden in the rooms or elements shared any work that may lead to a breach of integrity of the building, affect the architectural appearance or alter its structure, as well as to reconstruct, complete construction or eliminate any of the elements shared without a prior approval from the chairman of the Administrative Board and controlling state bodies.

It is forbidden to change the size, color and configuration of window fillings and balconies.

It is forbidden to clutter and contaminate building materials and waste of public places.

It is forbidden to use the equipment and tools, causing excess regulatory permissible noise and vibration.

It is forbidden to dismantle, transfer from the design position and turn off fire detectors.

Changing the type of increase in power heaters, installation and replacement of stop and control the dwelling fittings pre-agreed with the administration of the Association.

It is forbidden to conduct sanitary-engineering works on the existing heating risers, hot and cold water.

Written requests for disconnection of risers should be taken Chairman of the Administrative Board.

REPAIR, REPLACEMENT, MAINTENANCE

Of DEVICES, DEVICES AND EQUIPMENT

Repair of electrical fittings, etc... and other equipment within the apartment is the responsibility of the owner of the apartment.

Maintenance, repair or replacement of appliances and equipment within individual apartments is the responsibility of the owner of the apartment. Tenant at his own expense have the right to contract with a licensed electrician to repair electrical appliances or replace electrical wiring.

The Association can intervene and request repairs in cases of actual or potential damage to common property elements or other apartments, or the creation of an unsafe or unlawful conditions.

TELEPHONE, CABLE TV, INTERNET

Specialized companies on the basis of the agreement signed with the Association will provide services to connect apartments to the fixed line, cable TV and internet. Residents should contact the company that provides the relevant services to provide information on payment for services rendered.

Do not install the owners of the premises of additional radio and television antennas on the roof of the house.

It is strictly forbidden any cabling, wiring in the corridors, stairwells without the permission of the Administration.

FRONT DESK STAFF AND RECEPTION

The reception staff is obliged to pass the visitors, whose access was allowed for a pass, decorated by phone, in writing, by fax or by e-mail.

The notification that provides access should be provided during normal business hours.

Telephone at the reception can be used only reception staff. On arrival, the visitor reception employee must contact the tenant on the phone. If the call is diverted to the telephone answering machine tenant, employee reception to leave a message regarding the visitor's arrival. Employee reception visitor passes only after obtaining permission tenant.

The reception staff should help to open the doors and get to the elevators. It should also help in the outdoor lobby move products purchased in the grocery store, small packages, luggage, pushchairs, etc..

The reception staff is not allowed to move the vehicle occupants or visitors, to take the keys, envelopes, values, or large objects, as well as open the door to the apartment.

Association, the Administrative Board and the Administration of Condominium does not accept any responsibility for the consequences resulting from the abandonment of packages, envelopes, keys and other things at the front desk or at the reception desk staff persons that violate this rule.

Association, the Administrative Board, Management and Staff Reception of Condominium does not accept any responsibility for the transfer of a building or in certain apartments, authorized by the warrant, summons to the court, a court order, and law enforcement personnel.

SERVICE STAFF

Residents should keep their apartments in good condition, order and carry them in repair at its own expense.

The staff, in particular, is responsible for the cleaning of common areas. The staff are under the direct supervision of the Administrator of the condominium. Staff members shall not receive instructions from the tenants at any time, at any stage of building maintenance, care it, or its operation.

The staff is instructed on the use of intelligent solutions in the provision of services to residents. Technical personnel are prohibited to pursue personal interest and benefit during working hours.

Association, the Administrative Board, the Administrator of Condominium and their employees assume no responsibility for any consequences resulting from the conclusion of the individual contract between the owner or tenant representative staff on the implementation of the work after hours.

Any suggestions or comments about the behavior or work of the staff should be sent to the Administrator of the Condominium. The administrator has the right to ask the tenant to give him a complaint in writing.

PAYMENT TERM AND INVOICING FOR SERVICES

All monthly payments, fees are payable no later than the last day of the month following the reporting one.

Payment for services building on a quarterly basis, not later than the last day of the first month of each quarter.

The Association shall collect advance payment of 3000.00 lei to each owner for the timely repayment of utility bills (in the case of late payment the owner).

This scrip recover personal account owner in association with the repayment of debt.

Administration Office is not authorized to accept payments in cash.

The amount of fees and charges is subject to changes that may be taken by the general meeting of owners. Administration instructed to use a lawyer to initiate legal proceedings against the owner of the apartment, does not comply with debt obligations and to collect all amounts due Association.

After the notification of non-compliance with the debt was mailed to the owner of the apartment, the Administration shall be entitled to late payment of utility services charge for each day of delay penalty in the amount of the weighted average annual interest rate on loans, provided by commercial banks in national currency for the year, registered in the previous year and published in the report of the National Bank of Moldova (in 2016 penalty of 13,55% <http://bnm.md/bdi/pages/reports/dpmc/DPMC4.xhtml;sessionid=59df4515e9364dddecabc207896e>).

Administration to a malicious debtor has the right to apply the following coercive measures: to prohibit the issuance of any required documents to the owners of premises, after written notice to turn off electricity, water, heating. Apartment owners who do not fulfill their debt obligations, responsible for reimbursement of the Association all costs and expenses incurred

Association in the collection of overdue payments and fees, which are billed.

Suspension of the service are made with written notification defaulter information letter is sent at least five days before the trip. To inform the defaulter can also be used other available means of communication (e-mail, tel., Fax, etc.).

Apartment owners are responsible for paying the monthly payments in accordance with the above deadlines regardless of whether the statement is received (receipt of payment). Apartment owners on issues related to the provision of monthly statements must apply to the Administration office or reception staff.

Apartment owners are responsible for any debts for services, accumulated by their employers.

Service fees, payments for damages and other costs associated with the actions of the employer, will be delivered at the expense of the owner of the apartment, if such employer is unable to pay. Apartment owners are also responsible for damage to the other apartments, if they or their employers are unable to timely respond to emergencies within their apartments.

ORDER OF USE LIFTS

Lift is a difficult and dangerous mechanism, if used improperly, can be damaged thereby pose a threat to life and health of people living in it, cause the need for costly repairs and permanently deprive the other

tenants to use features. In this regard, you must strictly follow the rules and requirements to use the elevator attendants, only use the lift for its intended purpose.

When using the lift, it is forbidden: to overload the elevator, to draw on the walls of the elevator, spoiling the walls, lights, doors, buttons and other lift equipment, to prevent opening and closing elevator doors, transported in elevators items, pro-lift size, smoking in elevators, carrying lighted and smoking items, without the need to press the button "Stop".

Signs, posters, announcements and notices posted in addition to the Administration, should not be posted in the elevators. Vandalism in the elevators is a violation, punishable by law.

If damaged walls, lighting, doors, buttons and other lift equipment in connection with the transportation of bulky cargo on the owner entrusted property liability.

No one shall be subjected without the need to delay or otherwise interfere with the normal operation of the elevator. Lift is designed for exclusive and continuous use by tenants and others.

Adults are required to suppress the mischief of children in the elevators, and the use of elevators for children to play. In case of fire, residents are required to use stairs instead of lift.

PAYMENT TERM AND BILLING FOR SERVICE

When planning the move (to, from, or within the building), tenants must reserve a freight elevator, not less than 72 hours prior to the move, contact the administration office during business hours. Transfers are planned on a "first come - first served".

Freight elevator to be used when moving into, out of, or within a building, or when transporting large items. Freight elevator can be used for journeys from Monday to Saturday from 8:00 to 20:00, but no more than 4 hours. Moving services are strictly forbidden on Sunday.

Tenants should be aligned with the company, serving the elevator, the transportation of bulky items that may affect the safety of the transportation of the cargo elevator. The tenant must provide at his own expense pay the bill for the provision of such services, he exhibited worldwide maintenance of elevators.

Before you book a freight elevator moving to the building tenants must submit to the Administration a copy of documents Office, confirming the sale or hiring of apartments.

Payment of the deposit is carried out by a transfer to the settlement expense of the Association.

Care must be taken to prevent damage to the common elements.

Technicians inspect the building for damage at the end of the move. Deposit for damage will be delayed for a full or partial recovery of the Association of any interior or exterior damage to building components associated with the move.

None of the conditions of these rules does not mean that the responsibility of the tenant for damage limited to the amount of the deposit. All balances of the deposit will be returned to the Administration within 5 (five) working days after the move, provided that the move has been no damage to the building and its elements.

SUBSCRIBER P.O. BOX

Subscriber postal box is a special cabinet with lockable cells designed for tenants (recipients) of mail, which is located on the first floor of a building in a public place. Mail cupboard is part of the common property of the owners of premises in the condominium.

The owner of the apartment (the recipient) receives correspondence via only one (its) mailbox in which it indicated the number of the apartment. Each owner has his own key.

Condominium Administration and owners of premises are responsible for the proper use and safety of the mail user cabinet. Expenditures for maintenance, repair and replacement of subscriber mailbox cabinet imposed on owners of premises in the condominium.

Without the consent of the Administrative Board, owners are prohibited to change the location, modify the form and replacing the postal case.

CAR PARK

Parking cars is allowed only in specially designated areas in the underground and above-ground parking spaces (hereinafter - the "parking").

Motorbikes can not be parked in the same place where the parked cars. Motorcycles parked as the main vehicle in the parking space, subject to deduction of full payment for parking.

Parking, overlapping walkways or driveways is prohibited. Association, the Administrative Board, the Administration and the staff shall be liable to the owner of the vehicle for any damage, loss, which may be at the same place.

PARKING

Parking on site is limited to each machine one (1) passenger car or vehicle that does not exceed the following dimensions:

1. The length of 600 cm;
2. The width of 250 cm;
3. The height of 220 cm;
4. The weight of 3 tons.

Owners of vehicles can give for rent places its own parking space to another party. Parking rent should be for a period of three (3) months and no more than 2 (two) years and 11 (eleven) months.

Also, the owner is entitled, for the period of his absence, and / or without the need for machine location, allow the use of its machines a place in advance by notifying the Administration of condominium in writing to another owner.

Those that put their vehicle into the parking lot on their own, must do so within the lines / distinction designated place for them in such a way as to ensure reasonable access to adjacent sites.

Entry and exit from the garage should be administered with caution. The maximum speed permissible in the parking lot is five (5) km/h. When driving in a garage use lights.

Repair, maintenance and cleaning of vehicles on the territory of the condominium is not allowed, except for work caused by extraordinary circumstances.

On the territory of the Condominium parking is prohibited:

1. vehicles parking in front of the entrance to an underground / overground parking and exit from it;
2. vehicle parking underground parking places outside the boundaries of machinery on driveways or walkways;
3. vehicles parking in certain other cases, if it involves the emergence of obstacles to the free entry or enter the territory of a parking space or a separate machine, the movement on the territory of the parking lot, exit or exit from the territory of the parking lot or the individual machinery space or lead to other restrictions in the use of parking;
4. parking of vehicles in the parking lot with the engine running for more than 5 minutes;
5. gasoline plums, oils, control signals, brakes and any repair of motor vehicles;
6. parking dilapidated, rusty and defective vehicles;
7. parking of vehicles within the boundaries of machinery spaces, located in the enjoyment of other apartment owners without notice Administration to grant such permission by the owner;
8. parking of vehicles within the boundaries of machinery spaces, intended for renting, in the absence of a corresponding contract with the Administration, or without obtaining permission

from the Administration any notice Administration employer machinery space to issue them a permit;

9. presence in the parking lot of drivers, safety and other persons accompanying owners;

10. prohibited without exception, tenants, maintenance personnel, visitors smoking.

Providing order to use parking and/or parking and control over compliance with the provisions established by these rules, including with CCTV and video fixation device. The administration has the right to keep a record of violations based on the testimony of these devices.

If the owner of the premises is directly hires the employees of the Association to move, driving or taking any other action with the vehicle parked in a parking lot, the Association is not responsible for loss, damage or expense arising out of or in connection with the actions of employees.

SALES OF APARTMENTS

The owners of the apartments (rooms) can sell their apartment without the permission of the Administration, if the transaction is concluded in accordance with the Charter and the following rules:

Notice of any sale, donation, division or other transfer of ownership of the apartment must be submitted to the Administration within five (5) days after making such transfers.

The seller and the buyer must fill out all the forms in the usual manner and justified, required by the Association, and return them to the Administration office. After this letter may be issued on payment of charges from the Association (required for the closing of the sales transaction).

Collection of such information is necessary for the effective management of the Association. No owner may not enter into any apartment, have not yet submitted to the Administration of the relevant documents, fails to make a payment for entrance, did not list the Association Breakage refundable security deposit in the amount of 5,000.00 (five thousand) MDL in case of damage to common areas (walls , ceilings, windows, flooring) in connection with the transportation of furniture, household appliances and so on., and as long as the freight elevator will not be reserved for use (at the entrance).

Deposit for damage will be delayed for a full or partial refund of any interior damage to the Association or the external elements of the building associated with the move. The remains of the deposit will be returned to the owner or tenant within 3 business days after the move, provided that there has been no damage to the building.

Prior to the closing of any transaction for the sale or transfer of ownership, all charges and fees must be paid in full before the end of the month in which the closing of the transaction should occur, unless the seller chooses to pay at closing.

Each apartment owner will provide a copy of the Office of Administration of full payment of the apartment.

If the owner of the apartment does not give the Administration the required information, all costs, unpaid fees and expenses incurred by the Administration to obtain the required information, including attorney's fees, shall be credited to the account of the owner of the apartment as part of its share of total expenditure. An apartment owner or the prospective buyer can request a copy of the necessary documentation, including but not limited to, the Constitution and Rules, which will provide the Administration office at a nominal cost of photocopying.

The Administrative Board may possess, transfer, pledge or lease any premises acquired by the Board or received by him as a result of the deprivation of property rights or whether someone from tenants.

RENT OF APARTMENTS

In accordance with the Articles of Association, hiring apartments (premises) without the permission of the Administration say. Association allows rent an apartment only as a whole, and not just a part of it.

Each contract of employment of one or more apartments must be in writing and shall act on a minimum period of six (6) months up to a maximum period of 2 (two) years.

A copy of each contract tenancy, the apartment owner is obliged to submit to the Administration office within 10 (ten) days after signing the contract, and before class apartment tenant. Employer is prohibited to enter the apartment until such time until the Administration Office will not be given a copy of the tenancy agreement, made the congestion charge, paid a deposit for damage, and will not be booked freight elevator for use at the time of entry.

Each tenancy agreement must include an item which states that the tenant acknowledges receipt of a copy of the Charter of the Association and the right of residence and the internal regulations of the condominium, and that the employer is willing to accept all the obligations of the Charter and the Rules, and do them like the owner of the apartments, enters into a contract of employment.

The lease contract may not be concluded by the employer premises, which was evicted from the building, or is subject to eviction in court.

The employer has no right to enter the apartment until you submit a completed registration card Administration Office, which contains information on the persons who will be staying in the apartment (ID card data), information about cars, pets, etc. Blank registration card available at the condominium Administration.

The owner is responsible for the violation of the rules by employers of accommodation and, if necessary, must take measures to prevent offenses, up to termination of the employment agreement.

GENERAL RULES OF CONDUCT AND SAFETY IN THE GYM

These rules are designed to create a safe and comfortable environment for training and should be followed by all visitors to the gym (condominium residents and their guests).

Guests condominium residents may stay in the gym and use the exercise equipment (inventory) exclusively in their accompaniment.

To avoid injury, visitors to the gym on a mandatory basis should consult your doctor. During the training, the visitor yourself watching their health.

Rules of conduct in the territory of the gym:

1. It is prohibited to stay in the gym in street clothes and street shoes;
2. It is forbidden to bring cold, fire, pneumatic, traumatic weapons, objects imitating a weapon;
3. It is forbidden to bring and consume food, drinks, chewing gum;
4. It is forbidden to start training with the chewing gum;
5. It is forbidden to smoke;
6. It is forbidden to talk loud and aggressive, use foul language;
7. It is forbidden other actions that violate the rules and standards of conduct in public places;
8. It is forbidden to attempt to adjust any of engineering and technical equipment gym;
9. Never use equipment not to destination;
10. in the case of damage to equipment and property, the visitor is obliged to compensate the damage in full;
11. in the event of fire, visitors are required to immediately stop training and leave the premises.

Safety regulations in the territory of the gym:

1. start training at the gym is allowed only after reading these safety rules;
2. Children under 16 are not allowed in the gym without parents or a trusted family persons 18 years of age;
3. training in the gym are only allowed to wear clean athletic shoes and clothing;
4. Never use open shoes, shoes with heels, leather soles, with spikes or work barefoot;

5. It is recommended to take off articles presenting a danger during exercises in the gym (hours, long earrings, etc.), take out of the pockets of injecting and other foreign objects;
6. move around the room must be slowly, without going the other involved in the work area;
7. Do not start classes in the hall with unhealed injuries, and general malaise. In the event of ill health in the classroom should stop training and inform someone walking;
8. The burden and free weights, you need to pick up in line with the level of physical fitness;
9. Do not touch the moving parts of a block device;
10. Never put bottles of water in the simulator connected to the mains;
11. The need to ensure that the details are long and loose clothing, shoelaces and towels did not get on the moving parts;
12. Do not overload stationary training devices in excess of an additional hanging the goods;
13. In the beginning of your workout on the treadmill you need to get on the stand at the edges of the walking belt, and set the minimum speed to start training after a tape was set in motion. You can not go to the simulator until it stops the tape;
14. do not hold the dumbbells, barbells and rods pancakes with wet or sweaty hands - it can lead to complications slipping from the hands of his downfall. The load must be taken with both hands and gently removed from the simulator, bars or racks for storage of pancakes;
15. Do not perform exercises with free weights outside mirrors;
16. Exercise with weights or weights close to the maximum for dealing need to be performed only with the direct insurance experienced partner;
17. with the weights, barbells, dumbbells should be handled very carefully. All exercises should be carried out smoothly, without jerks;
18. in any analysis of complications need to make sure that the simulator (the bar) is not occupied by anyone, adding it in the people around them;
19. If the simulator is a towel, T-shirt, so this simulator is currently busy;
20. in case of breakage or damage of sports equipment must stop activities and inform the Administrator. Classes continue only after troubleshooting or replacement of sports equipment (equipment);
21. After the exercises dealing with them is obliged to remove the used sports equipment in specially designated areas;
22. Do not attempt to adjust the air conditioning and ventilation of the room.

When you visit the gym, all persons responsible for the violation of these rules and improper handling and damage to property condominium.

The administration does not bear responsibility for the health visitor, as well as injuries or accidents occurred during training at the gym.

Administration is not responsible for articles left in the territory of the gym thing.

GENERAL RULES OF SAFETY

Condominium features reliable video surveillance systems, fire alarm and automatic fire.

Services for the facility provided by a specialized company with the appropriate license.

The concept of protection of an object includes:

1. Video surveillance of the territory;
2. The restriction of access to the territory by unauthorized persons;
3. Law Enforcement;
4. The protection of wealth.

The implementation of these measures suggests that:

Exterior doors of premises in a condominium must always be closed. The windows and balcony doors should be kept closed in the absence of tenants, as well as in the period when it is not needed air conditioning in the room. In the case of an alleged long-term (more than one month) in the absence of tenants the room, the owner must notify his departure Administration and Security Officer.

Do not allow unauthorized persons in the building, couriers, salesmen, advertising agents and so forth.

If such a person will turn to the owner of the premises, the latter must notify the employee of protection.

Independent access to the building entities held by the owner for the repair, cargo handling and other work granted subject to the timely transfer

Administration and security staff a list of persons with their surname, first name, middle name, and the names, addresses and telephone company, the employees of which they are.

The list shall be made in writing by the owner or by the organization. In the latter case, the owner must verbally warn the security personnel of the need to provide access to the building to employees of the organization.

The administration makes a photocopy of the document proving the identity of the worker, attracted by the owner for the repair, cargo handling and other work.

RULES OF SETTING ALARM

Apartment owners who are planning to install in their apartments alarm system, are required to be notified in advance in writing to the Administration and to get permission to install. Owners are allowed to install the dial pad and hidden-mounted indicators with flashing hazard light function and installation of video surveillance cameras aimed at the passages and corridors are strictly prohibited. Prohibited individual security systems that bring harm to other residents.

The owners are required to register a name and phone number of the company that produces the signal equipment, the Administration office in order to ensure entry to the premises in case of emergency.

The owners of the apartment shall be liable for all costs incurred for installation, removal or modification of such systems.

TROUBLESHOOTING OF ENGINEERING NETWORKS

Utilities apply to condominium common property and include the in-house engineering systems of hot and cold water and gas supply, in-house system heating, in-house power supply system, the information and telecommunications networks.

Resident's facilities should use household and technical devices in accordance with the requirements of fire safety, sanitary-hygienic, ecological and other requirements of the legislation, preventing overload and fault condominium engineering networks.

Any damage water supply, sewerage and electricity in homes, commercial premises or in the common areas, owners of the premises must immediately inform the reception staff to call the plumber (electrician) and emergency service.

When a water leak inside the building owner is obliged to:

1. block the flow of water into the defective portion of the pipeline;
2. immediately report the accident to the employee reception;
3. remove the water from the floor and other surfaces that water has not penetrated into the other rooms of the building;
4. Do not open the faulty valve, until it has been repaired;
5. Do not make repairs on their own before the arrival of the emergency services or condominium specialist.

If you find faults of power supply system's owner of the premises shall:

1. immediately inform the employee of the Association of the reception to call an electrician and emergency services;

FIRE SAFETY

Owners of residential and non-residential premises, tenants, visitors should take precautions so as not to cause a fire. This is especially important when smoking, throwing cigarette butts or ashes, use candles or open flames, gas, electric and assistive devices, sparklers and firecrackers. During the holidays prohibits the use of fireworks in building rockets and firecrackers.

GENERAL RULES OF SMOKING

Smoking tenants are not required to carry out actions that entail a violation of the rights of other tenants of the condominium to a healthy living environment without any environmental tobacco smoke and the protection of their health from exposure to environmental tobacco smoke.

These rules are guided by the law of RM no. 278 of 14.12.2007, the "tobacco control", and the provisions of the "Protection from exposure to tobacco smoke."

Smoking cigarettes, cigars and pipes is prohibited in all enclosed and semi-public and public spaces, including the lobby, elevators, corridors, staircases, terraces, gym, parking, playground for children. Smoking is prohibited and in a radius of 10 meters from the entrance to the indoor public places, including public places and away from windows.

Also, tobacco smoke does not enter the apartment or item of limited common elements in common, which can be annoying, inconvenient, dangerous factor for the health of other owners or tenants.

In the case of smoking in the apartment, the windows should be closed, so that the smoke does not enter the apartments of neighbors, corridors and other elements of the condominium. A person who violates this rule will be fined up to 1000,00 MDL.

The owner, the tenant or the guest can bring to justice the person who violates these rules, by submitting a complaint to the Administration, with the application of evidence in the form of photos or videos.

GENERAL RULES OF CONDUCT IN EMERGENCIES

Association is taking all the necessary measures to ensure the safety of the building and the territory of the condominium. However, in case of an emergency, tenants and visitors must follow these regulations,

instructions Service of Civil Protection and Emergency Situations, as well as personnel condominium, involved in an emergency.

If the tenant is disabled and may need assistance in the event of an emergency, it must provide the relevant information to the office of the Administration for use in the event of such a situation.

All permanent residents must fill out a form specifying the name of each tenant numbers work and home phone and a contact person in an emergency. The questionnaire is available from the Administration office. Tenants are responsible for updating this information as is, change it. When you call an ambulance or emergency service, you must inform the reception staff in order to accelerate access to the apartment.

In emergencies, tenants, visitors and staff should:

1. take personal documents, money and valuables;
2. not to panic and not to panic. Encourage others to remain calm. Panic in any emergency calls unconscious actions that lead to serious consequences, hinders the action of rescuers, medical personnel and other professionals;
3. possibility to immediately call the number "901" (phone firefighters, rescue services) and "903" (aid telephone). If the message you must remain calm, speak briefly and clearly. The report must be said: what happened, call the building address (102, Columna Street). Where there is an emergency, call the nature of the injury or illness, name of the person in need of assistance;
4. provide first aid to the victim, if he were in the vicinity;
5. implement the recommendations of professionals (rescuers, firefighters, medical workers, police officers);
6. not create conditions that impede and hinder the actions of rescuers, firefighters, medical workers, and police officers;
7. back to leave the room only after the permission of the responsible persons.

Owners of residential and non-residential premises must take precautions so as not to cause a fire. Each apartment has one or more of fire detectors.

RULES OF CONDUCT IN CASE OF FIRE

In case of fire, the tenants and their visitors should keep calm and restraint. Do not go there, where a large concentration of smoke. When filling the rooms, corridors smoke walk towards the stairs. Use an elevator during a fire is strictly forbidden.

If because of the thick smoke, heat and fire is not possible to go up the stairs or in the hallway, you should immediately go back to the apartment, tightly closing the door. In addition, the cracks in the door and shut

the vents with wet rags. In the formation of dangerous concentrations of smoke and high temperature in the apartment, exit to the balcony.

RULES OF BEHAVIOR DURING AN EARTHQUAKE

When the earthquake from the first shock (rings utensils, objects falling, crumbling plaster) to the next of which will start the destruction of, all persons in the building, there are 15-20 seconds, or to leave the building or relatively safe refuge in him.

During a sudden earthquake in the house are relatively safe:

1. Door openings in the walls of the capital;
2. The angles formed by the inner walls of the capital;
3. Place in the columns, beams under the carcass;

During earthquakes unacceptable:

1. To create traffic jams and crowding in the doorway;
2. The jump from windows above the 1st floor;
3. Use the elevator;
4. Is near the window openings of glass partitions, unstable furniture.
5. The light matches, candles, open flames.

In case of fire or earthquake, elevators are not available for use. Plans card evacuation indicating emergency stairwells and flown posted on each floor.

ACCOUNT STATEMENTS OF OWNER

After the notice provided for five (5) days, the Association released each apartment owner a statement of his account of the last zero the balance sheet date and including the amount of all unpaid charges or other costs that must pay the apartment owner or renter. The association may charge a reasonable fee for this service.

CHANGES OF CHARGES AND WORK HOURS

Deductions and hours of specific services for residents of facilities provided for in this document may be subject to changes, adopted by the Administrative Board.

RESPONSIBILITY

Violators of these regulations shall be fully liable in accordance with applicable legislation of the Republic of Moldova.

A person who contravenes the relevant paragraph of the Rules, is required to fully reimburse the owners of the Association, if necessary reconditioning, bringing common house territory and premises in order, garbage collection, left in common house areas and other actions that resulted in the change of state common house property.

In case of damage to common property when using vehicles the vehicle owner or owners of residential or non-residential premises, to whom he (she) come (s), are required to compensate the repair of damaged objects of common ownership.

SETTLEMENT OF DISPUTES

Complaints and suggestions regarding the management of the Association or other actions of the owners of premises in an apartment building, submitted in writing the Administration.

Decisions on complaints received within the competence of the authority dealing with its review.

Complaints about the activities of the Administration are considered by the general meeting.

Owners and tenants must keep their apartments in good condition, order and repair at his own expense.

The staff, primarily responsible for the common areas. Any suggestions or comments about the behavior or work of the staff should be sent to the chairman of the Association.

Each specific complaint is considered in the order of its receipt, and a decision on it is recorded in the register of complaints.