

House Rules of the Mariastichting Management Association

01. The Mariastichting Management Association

The Management Association (email address: beheerverenigingmariastichting@gmail.com) is responsible, according to the articles of association, for managing and maintaining the grounds owned by the Management Association.

02. Membership

The following are members of the association:

A.

Each owner of an apartment right within one of the following Owners' Associations:

- Mariastichting Parking Garage
- Benedictushof
- Lausanne
- Lisbon
- Verona
- Florence
- Ignatiushoeve
- Marienkroon
- Cadiz-Evora
- Herkenrode
- Camillus
- Bonaventura
- Paviljon Zuid
- De Hoge Hout

and

B.

- The owners of houses at Spijkermanslaan 1 to 25 (odd numbers)
- The owners of the office at Kleine Houtweg and Lommerlustlaan 2
- The owners of the offices to be developed in the future at Kamperlaan

03. General

These House Rules apply to the entire area bounded by Spijkermanslaan, Kleine Houtweg, Kamperlaan and the Spaarne. Within this area, the Mariastichting Management Association owns the land, identified by tiles marked: 'Eigendom VVE' (Owners' Association Property). This area will hereafter be referred to in these rules as the 'VVE Grounds'.

Adopted at the General Members' Meeting on 25 November 2024

These rules were drafted in consultation with the Haarlem municipality and police, based on the principle that the Road Traffic Act applies to the entire area. Enforcement will be carried out by both the Management Association and the Enforcement Office. Both are authorised to issue fines for violations, remove objects (such as bicycles) and give instructions that must be followed.

The rules are also established in accordance with the statutes of the Management Association and have been approved by its members.

In addition, these rules specify what is and is not permitted, supplementing the Road Traffic Act and municipal regulations.

04. Adoption and amendment of the House Rules

Adoption and amendment of these House Rules require an absolute majority of votes cast at the General Members' Meeting (in accordance with the statutes).

05. Access to VVE Grounds

Members, their tenants, visitors and suppliers are permitted access to the VVE Grounds. Signs will inform passers-by and individuals using the right of way that they are on private property and that the provisions of the House Rules also apply to them.

06. Waste

The VVE Grounds feature underground waste containers for household rubbish, plastic and paper, as well as above-ground containers for organic waste. Placing rubbish next to the containers is prohibited. In the event of full or defective containers, call 023-7517200.

For bulky waste, chemical waste or other rubbish that does not fit into these containers: bring it to Haarlem's Recycling Centre (Ir. Lelylaan 55) or make a digital appointment (phone appointments are not possible) with Spaarnelanden via afvalwijzer.spaarnelanden.nl. Residents must arrange with Spaarnelanden, depending on their address and the size of the waste, where Spaarnelanden will collect it. Please also inform APS of any appointments with Spaarnelanden so they know the collection is arranged (06-15 25 44 25). Waste collection is **free of charge**.

07a Animals (dogs)

Dogs must be kept on a lead on the VVE Grounds and must not cause any nuisance. Walking dogs on the green areas and lawns of the VVE Grounds is **not** allowed. Excrement must be removed immediately.

07b. Animals (feeding)

Feeding animals (particularly seagulls and pigeons) on the VVE Grounds and along the waterfront is prohibited.

08a. Guaranteeing access for emergency services

Emergency services must always have access to the VVE Grounds in case of emergencies. It is therefore forbidden to park bicycles or vehicles in the immediate vicinity of the posts on Bellevuelaan and Zorgvrijlaan. Vehicles parked in violation of this article will be removed by the police or the Haarlem municipal Enforcement Department. If improperly parked bicycles or vehicles are observed, please call the Enforcement Control Room on 023-5114950.

08b. Prohibition of heavy trucks

The parking garage located partially beneath the VVE Grounds is not strong enough to support vehicles exceeding traffic class VK 450 (total axle load 150 kN, or 45 tonnes). Therefore, such vehicles are prohibited from driving or parking on Lommerlustlaan and the southern section of Zorgvrijlaan. During relocations or deliveries, this restriction must be observed. Violations of this provision will result in liability for any damage caused.

08c. Parking cars

Cars must be parked in the parking garage. Parking on the VVE Grounds is not permitted, except for vehicles with a written (temporary) exemption from the Haarlem municipality or APS (020-6369023 or www.allroundparkingservices.nl). APS manages the practical operations of the VVE Grounds and is authorised by the board for various tasks. The exemption must be clearly displayed on the dashboard or windscreen of the vehicle. If the exemption is not clearly visible, Enforcement will treat it as an unauthorised parking incident and the vehicle owner will be fined.

Vehicles taller than 2.10 m are too high to enter the parking garage, which may justify obtaining a temporary exemption.

For access to the VVE Grounds, owners/users of large motorised vehicles can borrow a key from the parking manager for a maximum of two days against a deposit of €150. This is applicable for situations such as moving house or delivering construction materials.

Note: Request the key in advance. The parking manager is available in the garage on Mondays, Wednesdays and Fridays from 8:00 AM to 3:00 PM.

For extended vehicle stays, e.g. for construction work, a temporary exemption must be requested from the Haarlem municipality. Administrative fees apply.

Parking for vehicle maintenance or the storage of trailers, etc. on the VVE Grounds is prohibited.

08d. Loading and unloading

Cars and other motorised vehicles may access the grounds for *immediate* loading and unloading of goods of substantial size and/or weight. Vehicles must proceed at walking pace (maximum 5 km/h). Driving on grass or through landscaped areas is prohibited. If loading or unloading requires extended time, an exemption must be requested from APS. The exemption must be clearly visible. See Article 08c for conditions.

08e. Storing bicycles, mopeds, scooters and motorcycles

The entire VVE Grounds are designated as a pedestrian zone. Bellevuelaan and Zorgvrijlaan are 'pedestrian zones where cyclists are tolerated'. Riding mopeds, scooters or motorcycles is prohibited, except for mobility aids.

Bicycles, mopeds and scooters should be stored in storage areas as specified in the VVE parking garage regulations.

Residents and visitors may temporarily park bicycles **in** racks, but not elsewhere or against trees, fire hydrants, etc. Bicycles parked in violation of this article may be chained or removed. They can be reclaimed upon payment of a €25 fine.

Unattended or neglected bicycles, or those considered wrecks, will be removed and/or destroyed.

A bicycle is deemed unattended if it remains in the same location for six consecutive weeks and/or is abandoned without a reasonable expectation of recovery.

A bicycle is considered neglected if it shows signs of disrepair, such as flat tyres, missing handlebars or a detached chain.

A wrecked bicycle is one considered beyond repair.

The determination of whether a bicycle is unattended, neglected or wrecked rests with APS. In case of doubt, the board will be consulted.

The board applies a minimum storage period of 13 weeks for removed bicycles.

The board is not liable for damage to removed bicycles and accepts no claims for destroyed bicycles.

08f. Accessibility for emergency services

Bicycles and other vehicles obstructing emergency services (police, ambulance, etc.) from accessing or providing assistance on the VVE Grounds may be removed immediately without prior notice. All associated costs will be borne by the

vehicle's owner/user. The Management Association is not liable for any damage or consequential damage resulting from the removal.

09a. Use of the VVE Grounds

By exception, and provided it does not cause unreasonable nuisance to nearby residents, members listed under Article 02 (A and B) may use part of the VVE Grounds for an organised event, provided that neighbours are notified in advance.

Ground-floor apartment residents are permitted private use of up to 75 cm from the wall (e.g. for flowerpots). However, placing or leaving rubbish bags, toys, garden furniture, tools, motorcycles or other objects in this area is not allowed. This tolerance policy may be revised or withdrawn at any time.

09b. Use of the VVE Grounds (barbecuing and grilling)

Barbecuing and grilling outdoors are prohibited throughout the VVE Grounds due to smoke and odour nuisance.

09c. Use of the VVE Grounds (parental supervision)

Parents must adequately supervise their young children using the play equipment in Kloosterhof (intended for children aged six or under) or engaging in activities on the grounds. Use of the play equipment is at one's own risk.

09d. Use of the VVE Grounds (inner courtyard, Kloosterhof and Kloostertuin)

The inner courtyard has sound-amplifying acoustics. Residents are asked to consider this when engaging in activities and to remind their children of the potential noise disturbance caused by overly enthusiastic play.

09e. Use of the VVE Grounds (cigarette butts, rubbish bags, etc.)

It is forbidden to discard cigarette butts or other small waste on the VVE Grounds or in landscaped areas. Dispose of waste in designated bins. Environmental services may be notified of violations.

10. Noise disturbance

Noise should be minimised as much as possible. Quiet hours on the VVE Grounds are from 10:00 PM to 8:00 AM, both during the week and at the weekend.

If you are celebrating an occasion, notify neighbours in advance and make arrangements. Audible music from open windows is always prohibited.

11. Compliance with the House Rules

The board is responsible for ensuring compliance with the House Rules. Violations may result in warnings and repeated violations may lead to a fine of €125. For repeated offences, the fine may be doubled. The General Members' Meeting may adjust the fine amount annually.

If a resident observes a violation, they should ideally address the violator. If this does not achieve the desired result, the board should be informed. The board will decide, after hearing all parties, whether to impose a fine. Fines must be paid within 14 days of notification.

Disputes regarding violations and imposed fines will be referred to the Haarlem court. For the record: Police and Enforcement may also act on the VVE Grounds when necessary.

12. Vandalism / wilful destruction / damage

If vandalism, damage or pollution is observed, report it immediately to the police. The BuitenBeter app (available for download from app stores) is a handy tool for this.

If damage is caused to the VVE Grounds or facilities in the complex, notify the board. The costs of repairs will be recovered from the responsible party.

13. General meetings

In addition to the annual meeting specified in Article 13 of the Deed of Division, the board may convene general meetings in accordance with Article 14 of the deed. Such meetings may be conducted in writing, provided that the other provisions of Article 14 are met.

14. Final provisions

In cases not covered by these House Rules or otherwise not provided for, the board will decide. Objections to such decisions may be raised at the General Members' Meeting.