

# Concise summary of the House Rules (Huishoudelijk Reglement) Parking Garage

## 'De Mariastichting'

(As adopted 22 February 2010)

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*This version of the House Rules (HHR) is intended as a concise summary of the legally binding HHR as adopted on 22 February 2010. In the event of any ambiguity, incompleteness or difference in interpretation, reference is made to the original House Rules, which have been published since 2010 on the website of our administrative manager Newomij.*

### **Explanation of the terms used in this document:**

- 'the VvE' is the Owners' Association (Vereniging van Eigenaars) of Parking Garage 'De Mariastichting' in Haarlem
- 'Board' is the board of the VvE, which can be reached via: vveparkeer@hotmail.com
- HHR refers to this document or to the original House Rules
- 'the parking garage' means the underground parking garage of the 'De Mariastichting' complex in Haarlem, including the entrances and exits, the common access areas with associated lift installations, and the stairwells
- 'owner' means a person who, as owner or tenant, has been allocated a private parking space in the garage
- 'visitor' means a person who has been granted access to the parking garage by an owner
- 'car' means a passenger vehicle as referred to in the Traffic Rules and Signs Regulations (RVV)
- 'motorcycle' means a motorised two-wheeled vehicle with a cylinder capacity of more than 50 cc
- The 'manager' of the garage is Allround Parking Services (APS). APS has an office in the garage and can be reached there on Monday, Wednesday and Friday between 8:00 and 15:00, or via info@aps.nl

### **General rules**

- 1 Access to the parking garage is prohibited for unauthorised persons (Article 461 of the Dutch Criminal Code). All owners shall, as far as possible, help ensure that unauthorised persons do not gain access to the garage, by always closing the doors to the stairwells and lifts properly.
- 2 The rules of the Dutch Road Traffic Act apply within the parking garage. The traffic signs and directional arrows installed must therefore be observed. In connection with noise nuisance and traffic safety, a maximum speed of 5 km/h applies in the garage.
- 3 Use of the parking garage is at one's own risk. The VvE is not liable for any damage resulting from the use of the parking garage or the storage units located within it.
- 4 Owners may only park in their own parking space. Owners who let in visitors must ensure that their visitors behave in accordance with these House Rules.
- 5 Use of another owner's parking space is only permitted with that owner's consent. If such use is structural (i.e. parking spaces are effectively swapped by mutual agreement), those involved must inform the Board.

- 6 If owners find their parking space occupied, they may report this to the manager or to the Board. When doing so, please state the licence plate of the vehicle found there and, if possible, take a photo of the situation.
- 7 The parking decks and parking bays may not be used for the storage of items such as cabinets, crates, household waste bags, containers, household goods, building materials, etc. Owners must ensure that all their belongings are stored in their storage unit.
- 8 It is prohibited to take bicycles, mopeds, scooters, mobility scooters, cargo bikes and other vehicles into the lift belonging to the common access areas.

### **Parking**

- 9 Parking is only permitted in the numbered parking bays and within the white lines.
- 10 The parking spaces are intended exclusively for parking a passenger car and/or motorcycle. A maximum of one car and one motorcycle may be parked in one parking space. If no car is parked, two motorcycles may be parked instead.
- 11 The parking spaces may not be used for parking other vehicles or storing other items. If vehicles or items are parked or stored in violation of this rule, the Board will first issue a warning. Should this warning be ignored, the Board will have the vehicles and/or items removed at the owner's expense.
- 12 Working on cars and motorcycles is not permitted, except for emergency repairs. In that case, care must be taken to ensure that the floors are not contaminated with oil or other chemical substances.
- 13 Disposing of or storing waste is prohibited within the building, including in the storage units and corridors. Waste must be disposed of outside, in the designated waste containers, or taken to the Milieuplein (recycling centre). The Milieuplein is located at Ingenieur Lelyweg 55 in Haarlem and can be reached by car in 10 minutes. Disposal of waste at the Milieuplein is free of charge.
- 14 It is not permitted to use the parking garage as a play area for children. Organising parties or other gatherings in the garage is also prohibited, as is walking pets there.
- 15 It is not permitted to deface (e.g. with graffiti) or place notices on the walls, floors, pillars or other parts of the parking garage.
- 16 It is not permitted to use parking spaces as a car-wash area.

### **Parking passes**

- 17 Owners can enter and exit the garage using an officially issued parking pass.
- 18 PLEASE NOTE: after the first barrier has opened, you have approximately 1 minute to drive to the speed gate. If more time is taken to drive down, the speed gate will no longer open. Please inform visitors of this, especially on their first visit.
- 19 The VvE keeps a register of parking passes. Every owner must cooperate with this registration. The loss of a parking pass must be reported to the garage manager as soon as possible so that the relevant pass can be blocked.

- 20 A defect in a parking pass must also be reported to the manager. If a parking pass stops working, or does not work properly, assistance can be requested via the information button at the entrance column.
- 21 The costs of blocking and/or replacing a parking pass are for the account of the owner/tenant and amount to €25.00.

### **Visitors**

- 22 Signs at the entrance of the garage clearly explain to visitors how to contact the person they wish to visit, as well as the further procedure for obtaining a parking ticket. If the stated procedures are not followed, the barrier may, in certain cases, not open.
- 23 Before leaving the garage, visitors must present the parking ticket they received at the payment terminal at the entrance of the Hoge Hout and pay the amount due using a debit/credit card.

### **Storage units**

- 24 Owners of a storage unit may not use appliances in the unit that consume electricity over an extended period, such as refrigerators, freezers and electric heaters. It is therefore strictly prohibited to modify the electrical connection in the storage unit to make it suitable for lighting and/or electrical equipment with a higher power output than currently available.
- 25 It is, of course, also prohibited to store explosive materials, such as fireworks, in the storage units.

### **Damage**

- 26 Damage and/or defects to the common areas of the parking garage must be reported to the Board of the VvE. Damage resulting from failure to comply with the provisions of these House Rules may be recovered by the VvE from the owner who directly or indirectly caused the damage.

### **Fire**

- 27 Fire extinguishers are mounted in the parking garage and storage-unit corridors to combat any fire that may occur. Attempt to extinguish a fire in its early stages using these extinguishers. If you discover a fire, call the fire brigade immediately and follow the instructions shown on the digital display boards. Always prioritise your own safety and that of others.

### **Sanctions**

- 28 In the event of non-compliance with the provisions of these House Rules, the Board has various sanctions available to it. For details on this, please refer to the original legal House Rules.