



# STEJARII

*Collection*

## **COMMUNITY RULES**

Adopted on 1 November 2025

## **BUCHAREST, ROMANIA**

14B Jandarmeriei Street, 1<sup>st</sup> District



**COMMUNITY RULES**  
of  
**„Stejarii – Residential Club”**

The company **MASTERANGE ROMANIA S.R.L.** and **HAWKRIDGE IMOBILIARE S.R.L.**, as developers and coowners of the residential complex Stejarii Collection (the "**Developer**"), hereby establishes these community rules (the "**Rules**").

All capitalized terms in these Rules shall have the meaning assigned to them in the lease agreement, unless expressly specified otherwise in these Rules.

**Preamble**

Stejarii Collection is a collective residential complex located near the Băneasa Forest, at 14B Jandarmeriei Street, Sector 1, consisting of apartment buildings, spaces for socialization, access roads and alleys, underground and 5 above-ground parking spaces for short-term stays and emergency situations, gardens, interior green spaces, leisure areas, and other facilities, as shown on the map attached to these Rules as Annex 1 - *Plan of the Stejarii Residential Club and Stejarii Collection*. Residents and Visitors has pedestrian access also in Stejarii Residential Club.

The car and pedestrian access to the Stejarii Collection is made through the neighboring property to the north, according with the access procedure attached to these Rules as Annex 2 - *Access Procedure* (the "**Access Procedure**").

Stejarii Collection as well as Stejarii Residential Club situated in the immediate proximity has recreational areas, which include: pedestrian walkways, playgrounds, landscaping, as detailed in Annex 1, as well as other areas marked as such within the Stejarii Residential Club and Stejarii Collection (the "**Recreational Areas**"). When accessing the Recreational Areas, Residents and Visitors are required to comply with the additional rules communicated or displayed within that space.

In the immediate proximity of the Stejarii Collection is the Băneasa Forest, with multiple public areas for relaxation and recreation, which can be used freely by both residents and non-residents of the Stejarii Collection, subject to the applicable legislation in force (the "**Exterior Public Areas**").

The Stejarii Residential Club, to which Residents and Visitors have access, may offer Residents and Visitors other facilities, in partnership with external service providers, such as, for example: a shop, café, beauty salon, spa center, etc. (the "**Commercial Spaces**"). When accessing the Commercial Spaces, Residents and Visitors are required to comply with the additional rules communicated or displayed within that space.

Residents of the Stejarii Collection have access to a Concierge Office with specialized staff to provide them and their guests with numerous services and facilities, as detailed in Annex 3 – *Concierge and other Services* (the "**Concierge and other Services**").

The Concierge Office is located on the ground floor of Block 8 and is available to Residents at the following contact details:

- a) telephone number: 0752128127
  - b) email address: [concierge.collection@stejariiuniverse.ro](mailto:concierge.collection@stejariiuniverse.ro)
  - c) hours: Monday – Sunday, 8:00 a.m. – 10:00 p.m.
  - d) Stejarii mobile app
- (the "**Concierge Office**").

The sales office is located in Stejarii Residential Club on the ground floor of Block 1 and is available to Residents at the following contact details:

- a) telephone numbers: 0755 128 129
- b) email addresses: [office@stejariiuniverse.ro](mailto:office@stejariiuniverse.ro)
- c) opening hours: Monday – Friday, 09:00 – 20:00

(the "Sales Office")

## 1. *SUBJECT MATTER. PURPOSE. APPLICABILITY*

- 1.1. In order to ensure and maintain a high standard of comfort and quality and a high level of civilization, the Developer has established these Rules, which contain provisions regarding coexistence, use, maintenance, security, order, and proper functioning of the Stejarii Collection, provisions which are binding on all owners, Lessees (whether natural persons or legal entities) and Occupants of any title (the "**Residents**"). The Regulations also apply to family members of Residents (including minor children), guests, subtenants, borrowers, associates, administrators, visitors, employees, suppliers, service providers, customers, persons in transit, as well as any other person who uses or has access to the Building and the Common Areas, regardless of the title or duration of their stay in the Stejarii Collection (the "**Visitors**").
- 1.2. The Rules concern the use of (i) spaces for exclusive use: Apartments, Commercial Spaces, Storage Rooms, Parking Spaces, Gardens belonging to the Apartments ("**Exclusive Spaces**" or the "**Premises**") and (ii) spaces for common use: those parts and common areas of the building, including the land on which it is built, green spaces, access roads and other such areas, which are not owned or used exclusively by a Resident and which are intended for the common use and/or service of the Residents, including any facilities, equipment or fittings located within these spaces ("**Common Spaces**"). The Rules also apply to the Recreation Areas and Exterior Public Areas, to the extent that no specific rules to the contrary have been provided for them.
- 1.3. Considering the evolving time, imminent changes, accumulated experience, Residents' requests, as well as the emergence of new issues and the identification of new internal regulatory needs, the Developer has the right to modify and update the Rules in the future, whenever necessary, so that it meets current requirements, is complete and informative. Amendments to the Rules are applicable and enforceable against Residents from the date on which they were brought to their attention. The amended Rules will be communicated by email to the address indicated by the Lessee, without the need for confirmation of receipt to ensure the validity of the communication. The amended Rules will also be available at the Concierge Office for any person entitled to know them.
- 1.4. The responsibility to inform Visitors about the obligations set forth in these Rules lies entirely with the Residents who have allowed them access to the Stejarii Collection. References to obligations incumbent upon Residents in these Rules shall also be deemed to be incumbent upon Visitors, and responsibility for Visitors' compliance with the Rules shall lie entirely with Residents.
- 1.5. All obligations set forth in these Regulations are fully applicable to any persons who acquire in any way the right of ownership, any other real right, or hold a right of use under any title with respect to one or more Properties in the Stejarii Collection. The transfer in any way of the right of ownership, other real right or right of use with respect to Premises located in Stejarii Collection shall mandatorily generate the transfer of the obligation to comply with these Regulations to the new owner, holder of the real right or right of use or Resident, under penalty of payment of a penalty of EUR 100,000 to the Developer, unless otherwise provided in the sales contract or in the Contract. If the contract by which the owner or Lessee acquired the Premises provides for a higher penalty, that penalty shall apply. No owner and/or Tenant may claim any rights of access or benefits granted in the Stejarii Collection, as provided for in the Rules, unless and to the extent that they have signed a declaration of acceptance of the Rules.

## 2. *GENERAL RULES*

- 2.1. Each Resident may use both the Exclusive Spaces allocated to them and the Common Spaces according to their intended purpose, without prejudice to the rights of other Residents or the convergent rights within the Common Spaces. The abusive use of the Common Spaces, including the common facilities, to the detriment of the Owners or other Residents is strictly prohibited and constitutes a Major Breach under the terms of these Rules.
- 2.2. Each Resident understands and accepts that maintaining the quality standard in the Stejarii Residential Club is not only a legal obligation specific to a residential complex, but also a conventional obligation, intended to preserve the commercial value of the Stejarii Collection and each of the buildings that comprise it. Consequently, failure to comply with the obligations assumed under these Rules may give right to damages in favor of the Developer or the owners of the Stejarii Collection.
- 2.3. All Residents are required to maintain and keep clean the Common Spaces, to protect and maintain the interior and exterior appearance of the Stejarii Collection. Furthermore, each Resident is obliged to



take care of the maintenance of the Exclusive Spaces on a constant basis, so that: (i) the premises for causing damage to other Exclusive Spaces or Common Spaces are avoided, as well as (ii) the premises for causing inconvenience to other Residents are avoided.

- 2.4. It is strictly forbidden to bring and/or store chemical substances, hazardous, flammable, harmful, foul-smelling materials, explosives, or polluting substances, as well as any materials and/or goods that, by their nature or through misuse, may lead to dangerous situations, thus endangering the life, health, or property of Residents or other persons, or the integrity of the Stejarii Collection. In any such situation, the Manager shall immediately take the necessary measures to remove and/or destroy such materials, the removal and/or destruction being carried out at the expense and responsibility of the owner/ Lessee at fault. It is forbidden (including in the Exclusive Spaces) to carry out any experiments (physical, chemical, etc.).
- 2.5. The carrying and/or use of any type of bladed weapon and/or firearm is strictly prohibited within the Stejarii Collection. If the Resident is the holder of an official document granting them the right to possess weapons, these may only be stored in the Apartment and only after obtaining written approval from the Manager.
- 2.6. It is strictly forbidden to dump or store household waste in places other than those specially designated for this purpose.
- 2.7. Obligation to respect quiet hours. No disturbance is permitted within the Stejarii Collection during the following hours: any day of the week between 1 p.m. and 4 p.m. and 9 p.m. and 9 a.m., as well as all day on Sundays and public holidays.
- 2.8. For everyone's comfort and to ensure uninterrupted elevator availability, moving activities must be coordinated by the Stejarii Collection Manager. Moving activities are permitted between 9:00 a.m. and 1:00 p.m. and 4:00 p.m. and 9:00 p.m. from Monday to Saturday, excluding Sundays and public holidays. Each Resident is responsible for removing any rubbish, debris, or boxes resulting from the moving activity.
- 2.9. Furthermore, no action/inaction is permitted that could cause inconvenience to other Residents or interfere with their peaceful possession/ownership and proper use of the Exclusive and Common Spaces.
- 2.10. Residents and Visitors shall tolerate any inconvenience caused by conservation and maintenance works on the Common Spaces and Exclusive Spaces, to the extent that these are carried out in accordance with the applicable legal regulations and/or the Rules.
- 2.11. The use of vulgar and obscene language or raised voices between Residents and between Residents, Visitors, and staff serving the Stejarii Collection is prohibited.
- 2.12. Requirements for suppliers
  - 2.12.1. Unless service providers are imposed by public authorities, the Developer reserves the right to indicate one or more service providers, selected on a competitive basis, by comparing the quality of services to market prices, for the provision of any service to the entire Stejarii Collection or part thereof, as follows: (i) natural gas supply; (ii) electricity supply; (iii) drinking water supply; (iv) domestic and/or rainwater drainage services (sewerage); (v) telecommunications (including cable TV, telephone, internet); (vi) sanitation services; (vii) gardening and landscape architecture services; (viii) security, maintenance, and any other services of this kind ("**Specialized Suppliers**"). Each Specialized Provider indicated in this article shall be responsible for the service provided under the terms agreed in individual or collective contracts concluded with each owner/Resident, as applicable, through the Manager of the Stejarii Collection. The Developer and the Manager shall not be held liable for the services provided by these providers.
  - 2.12.2. To the extent that the Developer or Manager does not designate a Specialized Provider for one or more of the above services, each owner/Resident shall be free to select its own provider for the respective service, provided that all pipes/cables/installations, etc. associated with them are located in the corridors for the initial utility networks, as installed, in compliance with applicable rules and laws and in accordance with the technical specifications and initial plans for the utilities. Improper placement of installation and network components will result in the owner/Resident being held liable and obliged to remove/dismantle the pipes, cables, installations, and any installation work carried out, and to repair the damage caused.

### 3. *PERMITTED USE, ALTERATION, AND FIT OUT OF REAL ESTATES*

- 3.1.** The buildings belonging to the Stejarii Collection have the purpose established in the building permit or in the Contract, any modification thereof being possible only with the prior written consent of the Developer/owner of the respective Premises.
- 3.2.** In order to ensure architectural harmony and safety at the Stejarii Collection, Residents undertake not to install, place, dismantle, or relocate, including in the Exclusive Spaces, any construction, wall, temporary construction, annex structure, shed, tent, utility installation or network, other installations (such as, but not limited to, water pumps, secondary cooling equipment), fences, swimming pools, jacuzzis, landscaping, etc., and, in general, not to make any modifications, additions, or changes of any kind to the structures within the Stejarii Collection.
- 3.3.** No changes to the plumbing system that would involve shutting off utilities for the entire building or for one or more sections or the plumbing system outside the building may be made without a written request that has been approved in advance by the Manager of the Stejarii Collection.
- 3.4.** To the extent that the Apartment has been purchased by a legal entity, the property will be treated as an asset and may serve as the registered office or place of business for that legal entity, without, however, the latter being able to carry out commercial or other activities in the Apartment that could disturb the peace, except in cases where the express approval of the Manager of the Stejarii Collection is obtained.
- 3.5.** The Developer reserves the right to change the purpose of certain Properties in the Stejarii Collection into non-residential properties intended to provide the necessary space for Recreational Areas and Commercial Spaces and compatible with the concept of the Stejarii Residential Club. The Developer shall also have the right to reconfigure, relocate, demolish, dismantle, and/or perform any other similar work on some or all areas of the Stejarii Collection owned by it, at its own discretion, while taking care to minimize or eliminate any inconvenience caused to owners and tenants. If future developments require it or if it deems it necessary, the Developer may erect any structure and carry out development and repair works in compliance with the law and construction regulations.
- 3.6.** Owners may carry out modification and modernization works within their property, provided that these do not contravene: the legal regulations in force, the exterior and interior aesthetics of the building, the safety and structural integrity, the initial design of the building, and do not damage or affect the building's installations, Exclusive or Common Spaces, and do not violate the rights of use of other Residents. With the exception of routine maintenance work, Owners or Tenants, with the consent of the owners, shall only renovate the Properties on the basis of a building permit issued by the competent authorities, where applicable, and only with the prior consent of the Manager of the Stejarii Collection.
- 3.7.** Residents undertake that all repair and/or maintenance work on the Properties within the Stejarii Collection shall be carried out by Specialized Suppliers, only after obtaining the prior written consent of the Stejarii Collection Manager regarding the execution. In the case of Owners, if the repair and/or maintenance work affects the Common Spaces or the land, then, in addition to the conditions mentioned in this paragraph, the work shall also be carried out with the consent of the other neighboring owners.
- 3.8.** The Properties and their components must be maintained by the Residents in such a manner that they do not cause disturbance due to their external appearance, noise, poor sanitary conditions, or water leaks from the Premises to others or to the Common Spaces. Damage caused to other Properties and Common Spaces due to the negligence of a Resident is the responsibility of that Resident.
- 3.9.** Any damage caused to the Common Spaces or Exclusive Spaces as a result of renovations or modifications carried out under the terms of this chapter shall be charged to the Resident who requested the execution of such works, even if they were carried out on the basis of a building permit. If any of the works carried out in a certain area generate increased repair, maintenance, or security costs for any of the Common Spaces and/or Exclusive Spaces, the Owners/ Lessees who directly benefit from the works shall be solely liable for such increased costs. Depending on the situation, the Expenses may also include restoring the Space to its original condition.
- 3.10.** Except for urgent work, without which the Premises, the Block, or the Common Spaces could suffer significant damage, renovation and maintenance work shall only be carried out between 9:00 a.m. and 1:00 p.m. and 4:00 p.m. and 9:00 p.m. and only from Monday to Saturday, excluding Sundays and public holidays, insofar as such work involves a level of noise that could disturb other Residents.
- 3.11.** Any works and their estimated duration shall be notified to the Manager so that he/she can supervise them and take measures to protect the Stejarii Collection and its Residents, if necessary.
- 3.12.** Residents agree to the prohibitions on modifying buildings and facilities, authorizing the Stejarii Collection Manager to apply the penalties provided for in these Rules.

#### 4. RULES RELATED TO TRAFFIC AND PARKING SPACES

##### *Traffic*

- 4.1. The Stejarii Collection comprises the following pedestrian and vehicle traffic areas, belonging to the Common Spaces and marked by signs:
- pedestrian zone - the perimeter marked at both the entrance and exit with the sign "pedestrian zone" which includes one or more alleys reserved for pedestrian traffic, where access by motor vehicles is permitted only for persons who do not have access by car by other means (residents); vehicle access is subject to traffic rules of a maximum speed of 5 km/h, pedestrians have priority, and vehicles are required to stop when pedestrians are crossing and to proceed only when they do not obstruct pedestrians.
  - residential area - the entire perimeter of the Stejarii Collection, where special traffic rules apply, with entrances and exits marked in accordance with legal provisions.
  - outer private road area - includes the access road between Jandarmeriei Street and the access barrier to the Stejarii Collection, where traffic rules on public roads apply, except for the speed limit set at 15 km/h;
  - the area belonging to the neighboring owner to the north - includes the portion for which there is a crossing right in favor of Residents, from the public road to the access gate to the Stejarii Collection.
- 4.2. The following speed restrictions apply within the Stejarii Collection, monitored by RADAR:
- the maximum speed allowed for motor vehicles/vehicles (including bicycles, scooters, and the like) on the private road between Jandarmeriei Street and the access barrier is 10 km/h; b. the maximum speed allowed for motor vehicles/vehicles within the Stejarii Residential Club is 10 km/h;
  - The maximum speed allowed for motor vehicles/vehicles within the Stejarii Residential Club is 10 km/h;
  - In pedestrian areas, the maximum speed allowed for motor vehicles/vehicles (including bicycles, scooters, and the like) is 5 km/h.
- 4.3. The vehicles, scooters, bikes, etc., including pedestrians, inside the Stejarii Collection should follow the traffic/direction signs, which are in addition to the traffic rules that apply on public roads.
- 4.4. Within the perimeter of the Stejarii Collection, limited access and parking during the day is granted to commercial and recreational vehicles, campers, and any type of vehicle other than passenger cars. Access at night is strictly prohibited. The following are prohibited: access, circulation, and parking of vehicle combinations (campers, trailers, etc.), motor vehicles or mopeds/motorcycles, unless prior written approval is obtained from the Manager (which may be withdrawn at any time) and which may only be granted for certain areas and with time restrictions. Even in this case, access may only be granted if the vehicles in question do not make excessive noise or, if necessary, are equipped with appropriate noise dampers so that their movement does not unreasonably disturb the Residents.
- 4.5. Vehicles/motor vehicles that do not comply with the legal regulations in force regarding emissions and noise are prohibited from entering. At the request of the Stejarii Collection Manager, the Resident shall present a document issued by the Romanian Vehicle Registry (or the competent authority) certifying that the motor vehicle complies with the regulations on pollutant emissions, otherwise the motor vehicle's access to the Stejarii Collection will be restricted.
- 4.6. Vehicles equipped with LPG (liquefied petroleum gas) systems, vehicles suspended on tracks or skids, boats and other vehicles with large masses or dimensions or which transport dangerous goods or products, carts, animal-drawn vehicles, unregistered vehicles or vehicles with defects or polluting emissions are not allowed in the Stejarii Collection and cannot be parked in the parking spaces
- 4.7. Vehicles with a maximum authorized weight exceeding 3.5 tons are prohibited from entering the Stejarii Collection. In exceptional cases (furniture removals), the Manager may allow access to the necessary means of transport exceeding a total weight of 3.5 tons, with the applicant complying with the instructions regarding its access (access route, parking hours).
- 4.8. Repair, maintenance, and refueling are strictly prohibited in the underground parking lot or anywhere inside the Stejarii Collection. It is also strictly forbidden to wash vehicles in the underground car park or

anywhere inside the Stejarii Collection, unless the Developer decides to set up a specially designed and authorized area for this purpose.

- 4.9. Any activity that may endanger the life, integrity of property, and health of persons present on the premises is also prohibited.
- 4.10. Guidance, supervision, and control of compliance with traffic rules and regulations are carried out by the Manager of the Stejarii Collection.

### **Parking spaces**

- 4.11. Residents may park their cars in the Stejarii Collection area, in the specially designated and allocated spaces, while registered Visitors shall park in the spaces designated for Visitors. This restriction does not apply to the temporary parking of commercial vehicles delivering to or from any Residence/Building, or used for the provision of services by suppliers, in accordance with the Access Procedure.
- 4.12. Residents shall park their vehicles exclusively in the parking spaces allocated under the Contract.
- 4.13. Vehicles shall be driven to the parking spaces exclusively via the access roads, and drivers shall avoid, in exercising this right, infringing or prejudicing in any way the right of other persons to freely use the parking spaces allocated under the Contract by blocking access roads and/or ramps or entrances to/from parking spaces. It is also prohibited to place closed garages of any kind on outdoor (above-ground) parking spaces or to park on sidewalks, curbs, green spaces, or anywhere outside of parking spaces, in accordance with applicable rules.
- 4.14. It is forbidden to park vehicles, including bicycles, scooters, etc., on access roads or in any other Common Space, as well as on parking spaces owned by other Residents or on parking spaces allocated to Visitors.
- 4.15. Visitors or persons making deliveries shall park in the spaces specially designated for Visitors, subject to availability, or in the parking spaces of the respective Resident. Parking in visitor spaces is limited to a maximum of 2 days (48 hours).
- 4.16. No vehicle may be parked with the engine running in the underground car park, and outside, parking with the engine running is permitted for a maximum period of 5 minutes.

## **5. COMMON SPACES. INTENDED USE**

- 5.1. The Common Spaces, as defined in clause 1.2 of these Rules, are intended for the joint use and/or service of the Residents.
- 5.2. Each Resident may use the Common Spaces, in accordance with the law and these Regulations, only for their intended purpose, without exercising this right in a manner that infringes on the rights of other Residents, contravenes the law, or jeopardizes the safety, integrity, or image of the Stejarii Collection or the persons in the Stejarii Collection.
- 5.3. With regard to the Common Spaces, Residents are required to:
  - a. maintain cleanliness and hygiene rules so as not to cause discomfort to other Residents;
  - b. protect the environment;
  - c. refrain from any act or deed that could disturb the peace and safety of other Residents or that could cause any harm or inconvenience to other Residents;
  - d. to protect and maintain the appearance and integrity of the Common Spaces to the same standard of quality, without modifying, destroying, or interfering in any other way with objects, equipment, landscape architecture, urban furniture, etc.;
  - e. to use the common facilities only for their intended use, in good faith and with respect for the rights of other Residents.
- 5.4. It is prohibited to:
  - a. store, install, or abandon any objects (including any waste) in the Common Spaces, as this prevents the normal use of both the Exclusive Spaces and the Common Spaces and infringes on the rights of other Residents;
  - b. blocking or obstructing access and evacuation routes in the Stejarii Residential Club with materials or objects that reduce their width and height, as well as free movement, to the parameters for which they were designed and built;
  - c. Compliance with the obligations set out in points (a) and (b) above is also necessary to ensure evacuation and rescue conditions in the event of a fire.



- d. Carrying out activities in the Common Spaces that generate noise pollution, pollution through emissions of harmful substances or pollution of any other kind and/or disturb the peace of other Residents;
  - e. leaving the exterior doors of the Apartments open for the purpose of airing and evacuating unpleasant and persistent odors (frying, painting, etc.) in the stairwell;
  - f. smoking in the Common Areas inside the building, including the basement;
  - g. cutting, destroying, damaging, breaking, or uprooting flowers, plants, trees, saplings, or shoots, as well as appropriating those broken or knocked down by natural phenomena or human intervention.
- 5.5.** Personal belongings shall not be left overnight and/or during the day outside the Exclusive Spaces. This provision refers, without limitation, to items such as: bicycles, scooters, baby strollers, furniture, bags, garbage bags, cardboard boxes, PET bottles, and any other items whose improper storage would prevent the proper use of the Common Spaces or affect the aesthetics of the Stejarii Collection. For clarity, material goods must be stored in the Storage Room (in compliance with the rules applicable to the use of Storage Rooms) or in the Apartment. The parking space is intended only for cars/motorcycles/bicycles. In case of non-compliance with the above rules, after prior notification of the Resident, if the Resident continues to leave the goods in the Common Areas/parking lot, the Manager reserves the right to store such goods in a space specially designated for this purpose at the expense of the Resident responsible, informing the Resident thereof, and without the Manager having any responsibility for the condition of the goods in question.
- 5.6.** Within Stejarii Collection, it is prohibited to organize private parties in the Common Spaces. Any private party will be organized strictly in the Exclusive Spaces with the approval of the Residents with whom the organizer is adjacent (horizontally and vertically) and will take place in such a way as not to disturb in any way their peace and safety or during the hours designated for rest. In the Common Spaces, the Manager may organize events exclusively addressed to all Residents and which will be announced in advance.
- 5.7.** Throughout the entire perimeter of the Stejarii Collection, it is prohibited to organize or carry out activities involving political propaganda, xenophobia, religious proselytism, or other similar activities.
- 5.8.** If the Resident or any other person for whom he/she is responsible causes damage to the Common Spaces, the Resident in question is obliged to repair all damage or bear all expenses for repair work, in accordance with the law. The legal relationships established between the owner of a property in the Stejarii Collection and its tenants or occupants of any kind of the Premises, as well as the failure to comply with contractual obligations by the tenants or occupants of the Premises owned by the owner, shall not release the owner from his obligations under these Regulations or under the law regarding the Common Spaces towards the other owners in the Stejarii Collection.
- 5.9.** It is prohibited to build any constructions or arrangements, even temporary ones, or any improvements/arrangements regarding any Building or Common Spaces within Stejarii Collection, without the prior written consent of the Developer. Also, no enclosures or fences (regarding gardens, portions of land or terraces) may be built or arranged, except for those existing as provided for in the architecture of Stejarii Collection.
- 5.10.** The Common Spaces shall be maintained and cared for at the expense of the Residents through specialized services contracted by the Manager through Specialized Suppliers.
- 5.11.** Residents shall contribute to the repair or, where appropriate, reinforcement and maintenance of the Common Spaces in a safe condition and shall allow access to authorized persons accompanied by the Manager's representatives for the purpose of carrying out repairs to common facilities and equipment, whether located in the Common Spaces or in the Exclusive Spaces.
- 5.12.** Based on a written notice of 3 days, or immediately in cases of emergency, issued by the Manager, Residents are required to allow access to the Manager and qualified persons within the Exclusive Space when it is necessary to inspect, repair, or replace elements in the Common Spaces that can only be accessed from that Building.
- 5.13.** Each Resident is required to comply with all fire safety regulations, as well as fire prevention and emergency evacuation instructions.
- 5.14.** Rules applicable to Recreational Areas:
- a. RESPECT NATURE AND THE FOREST. Walk only on paths and in areas specially designated for walking. Do not destroy vegetation, break plants or branches, or scratch/bark trees.



- b. **KEEP THE AREA CLEAN.** There are specially designated areas for waste disposal. The use or abandonment of any blunt or breakable objects (e.g., bottles, knives, etc.) may cause injury or accidents to other people.
- c. **SMOKING AND OPEN FIRES ARE PROHIBITED.** Do not light fires, lighters, or matches, and do not use self-igniting substances.
- d. **PROTECT ELECTRICAL INSTALLATIONS.** Do not touch panels, cables, or wires, even if they have fallen to the ground. Danger of death!
- e. **PROTECT ALL EQUIPMENT.** It is forbidden to destroy or damage equipment, installations, information panels, road signs, facilities, markings, swings, or other property. These are installed for your protection and comfort.
- f. **RESPECT THE RIGHTS OF OTHERS.** The following are prohibited: filming, photographing, video and/or audio recording, reporting and interviewing without the written consent of the owner of the area through the Stejarii Collection Manager and the person concerned.
- g. It is forbidden to enter the forest with weapons of any type or caliber (including for permit holders).
- h. The consumption of alcohol, psychotropic, hallucinogenic, and dangerous substances is prohibited.
- i. Vehicles are prohibited from entering the forest.
- j. Uncivilized or aggressive behavior (physical or verbal) towards any person is prohibited.
- k. The following are prohibited: picnics, public gatherings, camping, activities that may disturb public order and peace, the use of any devices or instruments for sound reproduction and/or amplification, audio or image recording or playback devices.
- l. Children between the ages of 0 and 16 are only allowed in the forest when accompanied by an adult responsible for supervising them.
- m. Pets are only allowed in the specially designated area, under the strict and constant supervision of their owners or accompanying persons. Pet owners are required to keep the area clean. Pets must wear a muzzle (dogs) and be kept on a leash.
- n. There are toilets in the forest park. Please use them in a civilized manner.
- o. Swings intended for children must not be dirtied, scribbled on, or damaged/destroyed.
- p. Violation of these rules of conduct will result in the guilty party being held liable and punished in accordance with the Rules, Contract, and civil or criminal law.

## **6. EXCLUSIVE SPACES**

- 6.1.** Owners and Residents are required to maintain the Exclusive Spaces in good technical and functional condition, at their own expense, except for those parts thereof that are to be maintained under the supervision and care of the Stejarii Collection Manager, for a fee. Furthermore, owners and residents are obliged to maintain and keep in working order and safe condition the interior spaces, equipment, and technical installations of the Exclusive Spaces, namely the sanitary, heating, sewage, electricity, gas, and water installations, as well as others of this nature, at their own expense, so that the building is kept in good condition and does not cause damage to other residents of Stejarii Collection.
- 6.2.** Owners and Residents shall be fully responsible for the maintenance/repair/replacement of any exterior parts related to their Premises and/or the Building they use, such as: exterior walls, windows, exterior blinds, sliding glass doors, or exterior doors of the Building. Repairs and/or replacements shall be made in accordance with the same architectural characteristics and quality as the original ones or those indicated or approved by the Manager, including, but not limited to, color, material, etc., and shall be carried out by the Manager through Specialized Suppliers, at the expense of the Lessees and/or Owners, as the case may be.
- 6.3.** The legal relationships established between the owner of the Premises located in Stejarii Collection and its lessees or occupants of the Premises under any title, as well as the failure of the lessees or occupants to comply with their contractual obligations, shall not release the owner from his obligations under these Rules or under the law with regard to the Exclusive Spaces towards the other owners in the Stejarii Collection.
- 6.4.** Residents are required to allow access to the Exclusive Spaces to the Manager and persons qualified to perform construction or repair work, as the case may be. Except in emergencies, the Manager shall give Residents at least 3 (three) days' written notice of access to the Residents' Exclusive Spaces.

Unauthorized access to the Exclusive Spaces by Residents/Visitors or by any persons who do not hold a valid title to the respective Premises is strictly prohibited.

- 6.5.** The Manager of Stejarii Collection has the right to intervene to immediately shut off the water supply to any Apartment in the event of any type of flooding (flooding in the Apartment or on the terrace/balcony) until the situation is remedied.
- 6.6.** Residents are required to comply with fire safety regulations in the Exclusive Spaces. Residents are therefore prohibited from:
- tampering with utility installations;
  - use open flames within the Stejarii Collection / Stejarii Residential Club;
  - use electrical appliances, electrical cables, sockets, switches, lighting equipment, or other electrical equipment that is defective or improvised;
  - overload the electrical network;
  - failure to supervise live electrical appliances such as irons/ironing boards, resou, radiators, electric heaters, etc.;
  - storing flammable substances/objects such as lighters near sources of fire or heat or in places accessible to children.
- 6.7.** Residents of Properties that include garden areas are not permitted to dig, plant, or perform any type of underground work, as the basement and waterproofing of the building are located beneath those gardens. These residents are also obliged to allow access to teams designated by the Manager, based on prior notification of at least 2 (two) working days, to ensure the maintenance of flower beds, lawns, and ornamental plants within the gardens. Otherwise, the residents bear full responsibility for the damage caused by improper care of the gardens and will bear the costs of repairing/replacing the flower beds, lawn, and ornamental plants.
- 6.8.** Residents shall maintain at their own expense any private access driveway, inner courtyard, entrance, terrace, or balcony serving the Building, any fence pertaining to their own garden/driveway or serving exclusively their Building, all landscaping and improvements pertaining to each, the exterior walls of the Premises, the exterior walls of the terrace or balcony (which shall be painted and maintained in the same color as the original), any landscaping, any pipes, sprinklers, related drainage, as well as their equipment and accessories, including the exterior lighting of the Premises. Owners of exclusive land will not be able to plant, cut, replant, or make other landscaping or architectural improvements on it, being obliged to maintain it in the same architectural landscape. Any changes may only be made with the written consent of the Developer, given through the Manager of the Stejarii Collection. Consent may be refused if the changes are likely to prejudice the architecture of the area and the ambience, or if they are too disruptive for other owners and/or residents, or if they require modifications or excavations. The Owner/ Lessee shall maintain the same height of plants, green fences, trees, and shrubs. The provisions of this paragraph shall apply accordingly to the planters located on the upper floors of the Premises.
- 6.9.** It is forbidden to place objects that exceed the limits of the building's walls on terraces, windows, or exterior walls of the buildings. It is also prohibited to place on windows or in their vicinity, inside but visible from the outside, various objects such as lighting installations of any kind, ornaments, Christmas trees, symbols, flags, etc.; the same prohibition applies to balconies/terraces. It is prohibited to enclose balconies/terraces with any type of material.
- 6.10.** The exterior of the windows and doors on the outside of the Buildings are parts of exclusive ownership with a significant impact on the entire complex, so their appearance and maintenance are of common interest. Window decorations in the Building are only permitted on the inside and shall consist of curtains, blinds, or other coverings that blend harmoniously with the architecture of the Stejarii Collection. It is the obligation of each Resident to clean the windows and make any necessary repairs, whether to the glass, the closing mechanism and hinges of doors or windows, or the door locking system. The original aesthetic and technical elements of the windows and doors visible from the outside of the building may only be replaced with the prior approval of the Stejarii Collection Manager. The Stejarii Collection Manager may request the owner to replace some or all of the exterior doors and windows for technical, energy conservation, or other reasons that require such replacement, and the owner is obliged to comply within a reasonable time, which in no case shall exceed 30 days.
- 6.11.** As with exterior windows and doors, balconies and terraces are parts of the Premises that have a significant impact on the entire complex, so their appearance and maintenance are of common interest. Furniture that blends harmoniously with the architecture of the Stejarii Collection may be placed on balconies and terraces. Flowers or other plants may be placed on terraces in suitable pots, and they may be watered and cared for in compliance with all necessary measures to completely avoid water leakage or

plant debris (e.g., dry leaves or flowers) falling outside the Exclusive Spaces. Terraces shall be cleaned so as not to cause flooding or any kind of water or other liquid spillage on the lower floors or in the Common Spaces. The use of grills or barbecues on terraces/balconies or in gardens is prohibited.

- 6.12.** It is forbidden to store objects that may affect the facade on balconies, terraces, or in gardens. This category includes boxes, furniture (other than that intended for these spaces), bicycles and toys, tools, and other similar objects which, due to their characteristics, are likely to affect the aesthetics of the Stejarii Collection. Terraces, balconies, and gardens shall not be used for drying laundry or airing personal items, quilts, blankets, rugs, or other similar items.
- 6.13.** It is forbidden to use/install any posters, billboards, other elements and/or inscriptions displayed on the windows, terrace, balcony, door of the Building, or on their exterior walls, in the Exclusive or Common Spaces, unless the installation has been made with the prior written approval of the Manager of the Stejarii Collection, which approval may be revoked at any time.
- 6.14.** It is forbidden to install air conditioning units or other air cooling/heating devices on windows, terraces, in gardens, or on the facade of the building. It is also forbidden to install video cameras, microphones, or antennas of any kind for radio, television, telephone, or internet outside the building. The placement/installation of any private equipment (including extension cords, adapters, or similar items) in the Common Spaces, as well as any extensions from the Private Spaces into the Common Spaces, will require the prior written and express approval of the Manager of the Stejarii Collection.
- 6.15.** Balconies and terraces cannot be modified in any way. It is forbidden to install/place barbecues, cooking hobs, clothes dryers, or other similar items. Changes to the appearance of the façade may only be made uniformly across the entire Stejarii Collection, based on technical documentation prepared in accordance with the law by architects with signing authority and in compliance with the legal provisions in force regarding the authorisation of construction works.
- 6.16.** All expenses related to the Exclusive Spaces shall be borne exclusively by the Owners/Tenants who own them. The Services listed in Annex 3 shall be provided directly by the Stejarii Collection Manager - Concierge Service or by Specialized Providers previously approved by the Stejarii Collection Manager.
- 6.17.** If the Residents wish to have the Exclusive Spaces maintained by their own staff, a written authorization from the Developer through the Stejarii Collection Manager is required. The liability of the Owners/Tenants cannot be eliminated or diminished, and any expenses incurred at the request of the authorized persons shall be included in the Exclusive Expenses. In the absence of a special written authorization, requests from staff cannot be taken into consideration.
- 6.18.** Residents shall maintain the Exclusive Spaces in the condition in which they were received. It is not permitted to modify, partition, re-partition, or install children's play equipment in the Exclusive Spaces.
- 6.19. Rules applicable to storage boxes**
- 6.19.1. Storage boxes are intended exclusively for storing personal belongings that do not require special storage conditions and do not pose a risk of damage or danger to other Lessees or to the Premises.
- 6.19.2. It is strictly forbidden to store high-value items (e.g., jewelry, luxury watches, paintings, sculptures, statues, statuettes, and other collectibles, expensive electronic equipment), important documents (e.g., identity documents, contracts, title deeds, and the like), sums of money, or other goods that require additional protection in the storage units.
- 6.19.3. It is strictly forbidden to store flammable liquids, explosive materials, pressurized gases, self-igniting substances, incompatible substances, or any other substances classified as dangerous by law in the storage units.
- 6.19.4. It is not permitted to store goods that require special temperature, humidity, or light conditions (e.g., wine bottles, food products, art objects, expensive clothing, furs, footwear, etc.).
- 6.19.5. Each user is obliged to arrange their storage box properly, by installing shelves or other organizational systems that ensure safe and orderly storage.
- 6.19.6. It is forbidden to store items in a disorderly manner or to clutter the storage unit in a way that may obstruct access, cause damage to goods, or pose a safety hazard (e.g., risk of fire or collapse of objects).
- 6.19.7. Each user is fully responsible for the goods stored in their own storage unit, assuming the risks related to damage, theft, fire, flooding, or other events. The Developer and Manager are



not liable for any loss or damage suffered as a result of failure to comply with the above provisions.

6.19.8. It is strictly forbidden to use unattended electrical appliances in the storage units, such as refrigerators, freezers, radios, or other similar electronic or household appliances.

6.19.9. It is strictly forbidden to use the electrical installations in the storage units to charge electric cars.

## **7. COSTS RELATED TO THE PREMISES**

**7.1.** The costs related to Exclusive Spaces and Common Spaces, owed by each owner/ Lessee in connection with the Premises, are detailed in the Agreement and include:

- i. Exclusive costs
- ii. Costs related to Common Spaces
- iii. Administration costs
- iv. Repair costs
- v. Costs related to additional requests from the Lessees and Occupants
- vi. Repair costs

## **8. MANAGER OF THE STEJARII COLLECTION**

**8.1.** The Stejarii Collection is managed by a manager appointed by the Developer. On the issue date of these Rules, the manager of the Stejarii Collection is Stejarii Universe S.R.L. (the "Manager").

**8.2.** The Manager has, among others, the following duties: calculeaza, repartizeaza si factureaza cheltuielile aferente Spațiilor Comune pe fiecare Imobil, precum si cheltuielile aferente Spațiilor Exclusive si le comunica Rezidenților;

- i. calculates, distributes and invoices the expenses related to the Common Spaces for each Building, as well as the expenses related to the Exclusive Spaces and communicates them to the Residents;
- ii. coordinates and supervises maintenance and repair works in the Common Spaces, as well as in the Exclusive Spaces, as applicable;
- iii. supervises compliance with the Regulations by all Residents, as well as by any persons who have access to the Stejarii Collection;
- iv. ensures compliance with general fire safety rules when using the Common Spaces, the permanent functionality, at the designed dimensions, of the fire escape routes and those for access, intervention, and rescue;
- v. makes every effort to maintain the Exterior Public Areas, if applicable, and the Common Spaces, takes commercially reasonable measures to ensure their maintenance and repair to the extent permitted by law and subject to obtaining all necessary authorizations, including the collection of the amounts of money necessary to carry out such works from the owners/ Lessees;
- vi. manages, administers, and controls the Concierge Office, security and safety services, and those related to the proper functioning of the entire Stejarii Collection;
- vii. forwards all communications and notifications to Residents through the Concierge Office;
- viii. apply the penalties for non-compliance provided for in the Rules in accordance with the procedure set out therein;
- ix. be responsible for drawing up and updating the property register in accordance with the applicable legal provisions;
- x. perform any other duties assigned to it under these Rules or under the Agreement.

**8.3.** The Developer, directly or through the Manager, may take legal action against one or more owners/Residents who have violated the rules set forth in the Rules or posted within the Stejarii Collection, if it determines that such action is necessary.

**8.4.** By adhering to these Rules, each Resident undertakes to cooperate fully with the Manager in relation to the implementation of the Rules.

**8.5.** Residents shall communicate to the Manager the identification details of any Occupants whom they host for a period of more than 30 days in the Premises, for the purpose of registering them in the property register.

## **8.6. Management Agreement with the Owners**

- 8.6.1. Each owner shall sign a management contract with Masterange Romania S.R.L. ("Management Agreement with Owners"). Contracts with tenants shall include specific clauses of the management contract, so that no other document needs to be signed. Through the Management Agreement with Owners, both owners and their tenants entrust Masterange Romania S.R.L. with the organization of cleaning, maintenance, and repair of the Common Spaces on behalf of the owners. Masterange Romania S.R.L. will contract management services with a specialized entity, with the Manager ensuring that these specific responsibilities are fulfilled for the management of the Stejarii Collection. For the Exclusive Spaces, the Manager may enter into contracts for the provision of services and/or execution of works on behalf of and for the account of the owners and/or Tenants, but with their prior consent, and the expenses thereof shall be fully reimbursed by the owner or Tenant concerned.
- 8.6.2. In any situation of termination of the Management Agreement with the Owners, the Developer is obliged to ensure the continuity of management services for the owners and Lessees.
- 8.6.3. The individual appointed as Manager of the Stejarii Collection may be replaced at any time or may withdraw from their position at any time, without this affecting the Management Agreement with the Owners in any way. In both situations, the Developer is obliged to urgently contract/appoint another Manager and ensure the continuity and proper functioning of the Stejarii Collection.

## **9. ENVIRONMENTAL PROTECTION. WASTE MANAGEMENT AND COLLECTION**

### **9.1. Environmental protection**

- 9.1.1. Residents shall comply with environmental protection legislation. Residents who violate environmental protection regulations within the Stejarii Collection shall be liable for all damage caused to persons and property. Furthermore, if the Developer or owners are penalized for residents' failure to comply with environmental requirements and/or obligations, the entire penalty imposed will be borne by the resident at fault.
- 9.1.2. Contamination of water, groundwater, soil, Common Spaces, Exclusive Spaces, including discharges to public areas, is strictly prohibited.
- 9.1.3. Domestic wastewater from the Apartments shall be discharged through the sewage system, which shall be constructed and maintained in good working order.
- 9.1.4. Protection of the atmosphere and air will be achieved by preventing and limiting damage and improving air quality. Negative impacts on the environment, human health, and property will be avoided. Pollution through the dispersion of pollutants into the atmosphere and the excessive use of pollution-generating devices will be avoided.
- 9.1.5. Vehicles that do not comply with the legal standards in force regarding the emission of pollutants and noise or which, due to their poor technical condition, exceed the emission limits established by law, are prohibited from entering the Stejarii Collection.
- 9.1.6. In order to establish measures to protect against noise and vibrations, the normal technical condition of the sound insulation shall be maintained.

### **9.2. Waste collection**

- 9.2.1. At Stejarii Collection, waste is collected selectively. Residents are required to sort waste and dispose of it only in specially designated areas, appropriately marked and in containers intended for each category of waste. Each Resident is required to regularly remove garbage, household waste, or other waste from the Premises and deposit it in the special containers (garbage bins) located in the specially designated Common Spaces. Waste sorting shall be carried out inside the Building, and when disposed of, it shall be sorted according to the categories of waste disposed of. It is forbidden to store waste outside the Apartment or specially designated areas, regardless of the duration or reason for the irregular storage.
- 9.2.2. It is forbidden to burn vegetable, household, or other types of waste within the perimeter of the Stejarii Collection. It is forbidden to possess and dispose of toxic, flammable, or dangerous, explosive, oxidizing, irritating, harmful, toxic, carcinogenic, corrosive, infectious, mutagenic, sensitizing, or ecotoxic waste. It is forbidden to dump or store any type of waste anywhere within the Stejarii Collection, except in specially designated areas.
- 9.2.3. Construction waste shall be removed and transported by the waste owners, those performing the construction or demolition works, to the location specifically indicated by the local



authority, being the sole responsibility of the Resident benefiting from these construction works.

- 9.2.4. If any hazardous, harmful, foul-smelling, flammable, or other materials that may endanger health or pose a risk of contamination, the Manager shall immediately take the necessary measures to remove and/or destroy such materials, the removal and/or destruction being carried out at the expense and responsibility of the Resident responsible.

### **9.3. Preventive actions**

9.3.1. In order to prevent environmental risks and damage, Residents and any person who has access to the Stejarii Collection have the following obligations:

- a) prohibition of disposing of batteries, accumulators, and used tires in household waste, which must be stored in specially designated areas;
- b) prohibition of storing residents' spare car tires in parking spaces, Storage Boxes, or Common Spaces;
- c) avoidance of leaks of hazardous substances from various types of packaging;
- d) proper, selective storage of non-biodegradable waste, such as plastic bags, packaging, wood, etc.;
- e) recovery of reusable waste and its recycling through specialized legal entities;
- f) maintaining green spaces, hedges, trees, etc. in all areas of the Stejarii Collection, in order to improve the quality of the environment;
- g) prohibiting the entry into the Stejarii Collection of motor vehicles whose emissions exceed the limit values established by regulatory acts;
- h) ensuring access for persons authorized to verify, inspect, and control technological installations that have an impact on the environment, environmental pollution control equipment and installations, as well as the spaces or areas related to them;
- i) paying the costs of repairing the damage and removing its consequences, restoring the conditions prior to the damage with an impact on the environment, according to the "polluter pays" principle;
- j) informing the competent authorities in the event of accidental releases of pollutants into the environment or a major accident;
- k) to store waste of any kind only in authorized locations;
- l) not to burn plant waste, biodegradable waste, and to apply the conservation measures established by the Manager of the Stejarii Collection for the protection of the environment on the land areas it manages, as well as for their ecological restoration;

### **9.4. Other environment related rules**

- 9.4.1. It is prohibited to cut, break, or uproot trees, saplings, or shoots, as well as to take possession of those broken or felled by natural phenomena or by human hands.
- 9.4.2. It is forbidden to destroy, damage, or collect for any purpose flowers, plants, animals, rocks, or any other natural specimens of any kind from Stejarii Collection.
- 9.4.3. It is prohibited to disturb the peace within Stejarii Collection by any means (shouting, firecrackers, use of audio equipment, retransmission of electronic signals, etc.) in the Common Spaces, Exterior Public Areas, or Properties.
- 9.4.4. It is strictly forbidden to destroy or damage information boards and signs, as well as plaques, posts, or markings, or any other structures or fixtures within Stejarii Collection.
- 9.4.5. It is prohibited to practice sports or leisure activities with motorized vehicles (car or motorcycle racing, rollerblading without ear protection, toy cars, tractors).
- 9.4.6. Washing cars and other objects, watering in public, using and discharging detergents for washing outside the Buildings or outside the specially designated indoor areas is prohibited; it is also strictly prohibited to discharge oils and petroleum products anywhere in Stejarii Collection, including in the Exclusive Spaces.
- 9.4.7. It is prohibited to plant any plants (trees, shrubs, flowering plants, fruit trees, etc.) anywhere in the Stejarii Collection or in the public areas in the immediate vicinity.

## **10. PETS**

- 10.1.** Stejarii Collection allows Residents to keep small pets weighing up to 3 kg.
- 10.2.** Pet owners must comply with the following conditions:
- To keep the animal based on a valid title, to ensure optimal living conditions for animals kept in captivity, in accordance with legal provisions;
  - To hold a health card issued and endorsed by a veterinarian, in accordance with the legislation in force, and to have periodic vaccinations performed;
  - Pets must be registered with the Manager of Stejarii Collection;
  - Not to be a source of noise or cause inconvenience to other Residents, not to pose a danger;
  - Pets outside the Apartment must be accompanied by their Resident owners and wear a muzzle (dogs) or leash and avoid contact with other Residents. Leashes must be of such length as to allow control over the animals;
  - not to be left free outside the Apartment, not to disturb/use the green areas and spaces for physiological needs, to use exclusively the area specially designed for pets. Animals must not be left unattended outside (including on the terrace/balcony or in the garden), they cannot be left tied to objects that are part of the Common Spaces;
  - The resident owner is obliged to immediately clean up any mess left by their pet in any area within Stejarii Collection and wherever has access.
  - All damage caused by the pet will be remedied by the Stejarii Collection Manager and paid for by the resident owner of the pet in question.
- 10.3.** It is prohibited to breed or possess or have access inside the Stejaria Collection to reptiles, smelly or noisy animals, dangerous animals (e.g. fighting dogs or those whose breed is recognized as violent), poisonous or uncontrollable, as well as domestic animals intended for consumption (chickens, rabbits, etc.). At the same time, within Stejarii Collection, it is forbidden to slaughter or euthanize animals or to use violence against them, regardless of the reason.
- 10.4.** Failure to comply with any of the above restrictions entitles the Developer or Manager of Stejarii Collection to request that the pet in question be removed immediately and permanently from the premises of Stejarii Collection, and the owner's refusal entitles the Manager to apply the penalties provided for non-compliance with the Regulations.
- 10.5.** Residents who own pets are fully responsible for any damage or injury caused by their animals..

## **11.        *RESPECT FOR PRIVACY***

- 11.1.** In order to protect the privacy and other associated rights and interests of Residents or other persons living or staying on the premises of the Stejarii Collection / Stejarii Residential Club in any circumstances, it is prohibited to take photographs, listen, make video or audio recordings, or undertake any similar activities using any devices, systems, or means that can be used for these purposes (e.g., camera/video camera, drone, telephone, voice recorder, etc.) in the Common Spaces or in the Exclusive Spaces belonging to other Residents. The exception to these rules is the possibility of taking photographs or making audio-video recordings only in the private space of the Premises inhabited by the Resident who wishes to undertake these actions or, in the case of Common Spaces, only with the express consent of the persons involved, or in a private context and for private purposes, without capturing, in any form, the image, voice, or behavior of other persons. Particular attention shall be paid to photographs, video or audio recordings made in the Common Spaces, so as not to capture, even unintentionally, the image, voice, or behavior of other persons (for example, in the case of photographs or recordings made for the purpose of capturing one's own image or activities).
- 11.2.** It is also prohibited to disclose any information or data (including images, video or audio recordings) about other Residents or other persons living or staying at the Stejarii Residential Club / Stejarii Collection / Stejarii Country Club under any circumstances, whether during their stay or after leaving Stejarii Collection. Such disclosure may cause harm, such as material or reputational damage, to another Resident or other person and may seriously affect their intimate, family, and private life.
- 11.3.** Residents shall refrain from/are prohibited from making any public statements about Stejarii Residential Club / Stejarii Collection / Stejarii Country Club, about other Residents, about any persons living or staying on the premises in any circumstances.
- 11.4.** These obligations are valid for an unlimited period.

## **12. DATA PROTECTION. CONFIDENTIALITY**

- 12.1.** Residents' personal data is processed for the purpose of managing the Agreement or Management Agreement with the Owner or for fulfilling the legal obligations of the Developer/Manager, as applicable.
- 12.2.** All information regarding how Residents' personal data is collected and/or processed can be found in the information note on the processing of personal data at the Stejarii Collection, accessible in the "Stejarii" mobile application. It is also available for reference at the Concierge Office.

### **12.3. Confidentiality**

- 12.3.1 Owners and Residents shall treat as confidential any information that comes to their knowledge, is communicated to them, or that they learn by chance, about Masterange Romania, shareholders, associates, business, commercial relations, properties, real estate, owners, tenants, occupants, and visitors, etc., with or without obtaining benefits.
- 12.3.2 Owners and Residents shall refrain from making public statements without the consent of Masterange Romania about Stejarii Collection / Stejarii Residential Club, other Owners, Lessees, Occupants, Visitors, or any persons residing or present on the premises in any circumstances. For Lessees, the rule applies both during the term of the Lease Agreement and thereafter. Such public statements may cause material or reputational damage to Residents and/or affect their intimate, family, and private lives.
- 12.3.3 Owners and Residents who are legal entities shall ensure that their Occupants and employees are aware of all the provisions of the Rules, including those relating to respect for privacy, and shall obtain a similar commitment from them.

## **13. BREACH OF THE RULES. LIABILITY**

- 13.1.** The Manager supervises compliance with the Rules by Residents and any persons who have access to the Stejarii Collection and is empowered by the Developer to apply the sanctions provided for in this Agreement.
- 13.2.** As soon as he becomes aware of a breach of the provisions of these Rules, the Manager shall send the Resident guilty of violating the provisions of these Rules a notice of non-compliance, which shall include a description of the Breach or Major Breach (as defined below) and the financial penalty applied. Depending on the circumstances, the Manager may grant a reasonable period of time for remedy, not exceeding 3 days from the date of notification. The Resident shall also receive the notice of non-compliance if the breach of the provisions of these Rules is caused by one of the persons for whom the Resident is responsible under Article 1.4 of these Rules.
- 13.3.** If, within a maximum of 3 (three) days from the communication of the notice of non-compliance, the Resident does not remedy this breach or does not cease the behavior that violates the Rules, the Manager has the right, at its discretion, to:
- request the courts to order the Resident to enforce the obligation in kind, if necessary in the given circumstances, and/or to pay all damages caused; and/or
  - take, at the Resident's expense, all reasonable measures necessary to remedy the situation caused by the breach of the Rules in order to limit the damage caused and remove any source of danger.
- 13.4.** All expenses incurred to remedy any breach of the provisions of the Regulations, plus a service fee of 10% of such expenses, as well as all expenses incurred in connection with any legal proceedings against the Resident, including stamp duties, attorney's fees, and bailiff's fees, shall be borne by the Resident at fault as damages.
- 13.5.** Any failure by a Resident or persons for whom he/she is responsible under Article 1.4 above to comply with the provisions of the Regulations shall be considered a breach ("**Breach**"). Failure to comply with the provisions of the lease agreement shall also be considered a Breach, unless another penalty has been provided for in the lease agreement for such breach.
- 13.6.** Certain Breaches are considered material breaches due to their severity or consequences ("**Major Breaches**"). Major Breaches are:

- a. breach of restrictions and prohibitions relating to the use, modification, and fitting out of buildings;
- b. abusive use of Common Spaces and/or common facilities and/or failure to respect the rights of other Residents;
- c. accessing or attempting to access Exclusive Spaces without a valid title or without the written consent of the owner/Resident who owns that space;
- d. failure to comply with the open fire ban (anywhere within the Stejarii Collection);
- e. repeatedly disturbing and disrupting the peace of Residents at night or during prohibited hours;
- f. damage to the Premises and equipment of the Stejarii Collection;
- g. violation of speed restrictions and permitted access rules;
- h. failure to comply with parking rules; parking vehicles in parking spaces other than those allocated;
- i. failure to comply with storage rules in storage rooms;
- j. disrespectful behavior towards other Residents and staff (especially verbal abuse, insults, name-calling);
- k. failure to comply with the rules regarding pets;
- l. failure to comply with the rules regarding the right to one's own image, the right to privacy, and the secrecy of correspondence
- m. any other violation of the Rules that has produced severe consequences;
- n. repeated violation of the same rule in the Rules (more than 3 times);
- o. violation of three or more rules in the Rules, simultaneously or within a period of up to one month from the date of the first violation

**13.7** For good cause, the Manager may request the Resident, by means of a notice of non-compliance, that certain visitors, suppliers, service providers, employees or other persons who have been temporarily allowed access to Stejarii Collection and who do not comply with the Regulations, immediately leave the Stejarii Collection. In the event that, although the Resident has been notified, the person in question does not leave Stejarii Collection, the Manager may request the support of the personnel responsible for guarding and security and may take any measure permitted by law to oblige the person in question to immediately leave the Stejarii Collection premises.

**13.8** In the event that the Manager finds a Violation of the Regulation, he has the right to apply sanctions, differentiated depending on the type and severity of the Violation as follows:

**13.8.1 Penalties applicable in case of Breaches:**

- a. for the first Breach: 100 Euros;
- b. for the second Breach: 200 Euros;
- c. for the third Breach: 300 Euros, unless it constitutes a Major Breach.

**13.8.2 Penalties applicable in case of Major Breaches:**

- a. for the first Major Breach: 400 Euros;
- b. for the second Major Breach: 500 Euros;
- c. for the third Major Breach: 1000 Euro;
- d. in the case of Lessees, for Major Breaches incompatible with the right of use of the Premises, the penalty shall be 2000 Euro and unilateral termination by the Developer of the Lease Agreement with the Lessee.

**13.9** The deadline for payment of the above-mentioned financial penalties is 10 days from notification. Delays in payment of the penalties imposed will in turn be penalized with an increase of 0.1% for each day of delay calculated from the due date until the date of payment.

**13.10** The imposition of the above penalties shall not limit the Manager's right to exercise the rights provided for in the Regulations or to claim damages or remedies or to exercise any other remedy provided for by law..

## **14. ANNEXES**

These Rules contain the following annexes:

- Annex 1 – Plan of the Stejarii Residential Club and Stejarii Collection
- Annex 2 – Access Procedure
- Annex 3 – Concierge Services and other Services

