

INTERNAL RULLES

These Internal Rules set forth the basic principles and rules for using “Pansion Storgozia” as its scope implies the answers to any questions, cases and precedents arisen throughout the daily activities of tenants. In general, it is consistent with the basic principles of life for normal coexistence of young people, regardless of their religion, nationality and cultural views. The Rules are to ensure a quiet life in the boarding house, being as far as possible from any restrictive and limiting clauses, in line with the concept of free and undisturbed stay in the building. However, for ensuring compliance with the above some basic rules and standards of conduct set out herein should be observed, which are set out in the text below.

1. General

Pansion Storgozia is owned by a private investment company registered under the Commercial Act of Republic of Bulgaria. The company herein called Director is responsible for the overall running of the boarding house. All issues of domestic and technical aspect should be referred to him/her knowledge, through the reception desk or Manger of the Pansion.

2. Access to the building

Only the tenants and employees of the Director have access to the building. It is carried out through access control system, working with electronic chips. Each tenant receives at the time of accommodation an access card programmed for the period of the tenancy agreement. For ensuring the security of the tenants in the boarding house the access of other persons to the residential part of the building is only allowed with the explicit presence of the tenant and registration at the reception desk with an ID card. The access of other people, having completed the procedure of the previous sentence is possible through the main entrance from 08.00 a.m. to 10.00 p. m. This provision does not apply to parents and siblings of the tenants. They should also be registered at the reception desk, as the tenant states in writing the duration of their stay. The residence of the tenants and their guests in the Pansion is regulated by the Law on Foreigners in Republic of Bulgaria, especially strictly following the provisions of Article 28 of the Law.

During the rest of the day the access of other persons is strictly prohibited. The entrance from the northern side is locked from 10.00 p.m. to 06.30 a.m. This rule is essential and is included in the Tenancy Agreement signed by each tenant. Strict compliance with these conditions is a guarantee for the security of the tenants in the Pansion. Violation of the above rules is a ground for termination of the Tenancy Agreement and release of the rented apartment in the the Pansion. In case of meeting guests – other persons without a visit to the residential part of the building, the tenants are free to use the lobby.

The lobby of the boarding house with the reception desk, relaxation area and gym is at disposal of the tenants. The access to the lobby is free for the tenants where they can meet their visitors.

3. Underground parking

Pansion Storgozia has an underground parking area, with access to it by tenants and guests, after payment of the applicable usage fee.

4. Regime

The administration of Pansion Storgozia requires the observance of basic rules to ensure normal, peaceful and safe life of its tenants, the idea of which is stated in the preamble to the Rules. The main rules set out in these Rules are aimed at ensuring sharing of the accommodations in the boarding house by various persons, each of which has its own needs and lifestyle. The administration of the Pansion shall do its best to provide a peaceful and normal life in the building, while ensuring maximum security of tenants and preventing undesirable and unacceptable actions, contrary to normal behavior but is not responsible for their actions.

From 10 p.m. to 8.00 a.m. the tenants should observe the time to rest, not making noise and taking other actions leading to the discomfort of the rest of the tenants.

For the purposes of fire safety, the administration prohibits smoking in the residential part of the building, such as in the common areas, the lobby and the gym, given the legal provisions in force in the Republic of Bulgaria.

The tenants should follow basic hygiene rules to keep tidy and clean their accommodations. The same applies to the common areas and around the building. The administration undertakes the obligation for cleaning the common areas of the boarding house also for the accommodation premises, at an additional cost, on an individually negotiated schedule.

The tenants need to save energy and not leave electrical appliances on when they are out of the premises. Failure to comply with the above rules and requirements can result in termination of the Tenancy Agreement.

Internal and external video surveillance is provided for ensuring the safety of the tenants and the staff of the boarding house. The external video surveillance includes all adjacent areas of the building - entrances and the lane to the underground parking. The internal video surveillance covers the common areas - corridors, lobby area, administrative offices, underground parking and service facilities in the underground parking.

The boarding house administration should be informed for all questions, issues, technical and everyday problems encountered on any occasion during the use of the residential building. The administration has a major commitment to ensure a peaceful and safe use of the accommodations in the pansion in line with these Rules.

The Internal Rules shall be a fundamental document regulating the accommodation in the boardin house. It is an integral part of the Tenancy Agreement and acceptance of the terms and conditions set out in it is a ground and commitment to compliance.

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