

PERSONAL OBLIGATIONS

belonging to the apartments intended for residential purposes in the project

HOME Pietermaai District

The following personal obligations are imposed on every buyer of an apartment right:

1. After delivery of the purchased item, the buyer is not permitted to carry out structural changes, renovations and outbuildings to the apartment, or to paint the outside in other colors, unless prior written permission has been obtained from the Home Owners' Association HOME PIETERMAAI DISTRICT (HOA) has been obtained.
2. Antenna masts/dishes, windmills and other unsightly objects may not be placed.
3. With the exception of the apartment right with apartment index 9, which is intended for commercial (catering) purposes, no profession or business may be exercised on the property sold, nor may public, political, religious, semi-religious or philosophical services or meetings be held there.
4. Pets are not allowed unless the HOA decides otherwise in the future.
5. Every apartment owner has a storage room on the ground floor with the same numbering as that of the apartment. The storage room must be locked at all times. No goods may be stored here that could attract vermin, cause odor nuisance or pose a hazard.
6. Defective and non-mobile vehicles (for example, but not limited to: bicycles, scooters and the like) may not remain in and/or next to the project for longer than one (1) week.
7. The project has no mandatory rental pool structure. Every owner is free to use or not to use the services of third parties for rental and/or management.
8. It is not permitted to carry out activities in the sold apartment that are prohibited by law and/or that are contrary to the character of a quiet residential area (for example, but not limited to: trafficking in drugs and/or alcohol and other articles prohibited and/or regulated by law).

9. The common parts include the elevator, the stairwell, the galleries, the mailboxes, the intercoms, the lockable access doors, the bicycle/scooter shed, the waste room, the fire escape on the north side, the flat roof where the air conditioners are located and the vertical garden on the east side of the building, electricity and water meters for general areas. The gas bottles in the designated area are only for the restaurant.
10. The buyer may not place objects against the wall (site separation of the project), which could possibly be used by burglars and thieves to gain access. For example, but not limited to: ladders, tools, and the like.
11. Household waste can be deposited in the communal waste container (wheelie bin) in the alcove on Van Speyckstraat. The waste container is emptied daily by Selikor. Empty moving boxes, used packaging materials, tools, building materials and all other items that may offend neighbors and passers-by may not be stored on or against the facades of the project.
12. No (commercial) advertising signs, religious or political signs/texts, such as flags, stickers, photos, etc., may be placed near or on the sold apartment. Placing a temporary sign no larger than sixty (60) by sixty (60) centimeters for the sale or rental of the purchased apartment is permitted.
13. Loud music that causes a nuisance is not permitted. The government has drawn up guidelines for this. No construction or maintenance work may take place on Sundays and official days off, with the exception of repairs due to electrical faults and leaks in water pipes. On those days, residents are not allowed to use loud noise-producing tools (such as drills and sanders) before nine (9) a.m. and after five (5) p.m.
14. It is not permitted to cause nuisance through domestic violence or drug and/or alcohol consumption. Nuisance caused by domestic violence, excessive use of alcohol or drugs, where neighbors have called the police and a report has been drawn up, is an offense for which the fine set in Article 16 is payable.
15. When renting out the purchased property, the buyer must inform the tenants of these personal obligations. The buyer is responsible for any violations by the residents of the home he purchased and any damage caused by them to the project's facilities.

PENALTY CLAUSE

16. In the event of violation or non-compliance with one or more of the foregoing provisions, the violator will be registered on behalf of the seller, in this case the private company: HOME PIETERMAAI DISTRICT B.V., established in Curaçao, with office address at Pietermaai 18, Willemstad, Curaçao. in the Trade Register of the Chamber of Commerce and Industry of Curaçao under number: 162468, or its legal successor under special or general title, or the HOA, if it no longer exists, the Country of Curaçao, forfeit an immediately payable fine of FIFTY THOUSAND NETHERLANDS ANTILLIAN GOLDEN (NAf. 50,000.00) for each violation, without prejudice to the authority of the seller, or its legal successor under special or general title, or the HOA, or, if it no longer exists, the Country Curaçao , to correct or remove crimes committed in violation of the aforementioned provisions at the expense of the offender, for which purpose the buyer hereby, to the extent necessary, irrevocably grants the seller an order and power of attorney, this power of attorney forming part of this agreement so that they will not be annulled in any of the ways prescribed by law.
17. The buyer and his legal successor(s) will be in default due to the mere fact of the violation without any notice of default or demand being required. The above clauses sub 1 to 16, as well as this clause, must be imposed on the new acquirer(s) upon each transfer of ownership or establishment/transfer of a right of real enjoyment of the property sold and must be stipulated and accepted for the benefit of the seller and verbatim be taken over in the deed of transfer or establishment/transfer of the right of real enjoyment, subject to forfeiture by the buyer and any subsequent acquirer who fails to impose, stipulate, accept or have recorded an immediately payable fine of ONE HUNDRED THOUSAND DUTCH ANTILLIAN GULDEN (NAf. 100,000.00) for the benefit of the seller, or its legal successor under special or general title, or the HOA, or, if this does not (anymore) exist, the Country Curaçao.