

MACHINE TRANSLATION — NOT LEGALLY BINDING

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STATUTES

of

BOSTADSRÄTTSFÖRENINGEN LEOPARDEN 5

(Housing Cooperative Association Leoparden 5)

Organisation number 769611-5687

§ 1 — Company Name and Registered Office

The company name is Bostadsrättsföreningen Leoparden 5.

The Association's board has its registered office in Solna Municipality, Stockholm County.

§ 2 — Purpose

The purpose of the Association is to promote the economic interests of its members by letting dwellings with tenant-ownership rights ("bostadsrätt") and premises for use by the members in the Association's building(s), without limitation in time. A grant of tenant-ownership may only concern a house or part of a house.

A grant leads to a member acquiring a right to a dwelling, referred to as a tenant-ownership ("bostadsrätt"). A member holding a tenant-ownership is referred to as a tenant-owner ("bostadsrättshavare").

§ 3 — Membership

Questions concerning the admission of a member to the Association are decided by the board, except in the cases set out in Chapter 2, Section 10 of the Tenant-Ownership Act (bostadsrättslagen). The Association has the right to obtain a credit report on the applicant as a basis for its assessment.

In its assessment, the board shall observe the provisions of these statutes and of the Tenant-Ownership Act.

An application for membership shall be made in writing, digitally, or in the manner instructed by the board. The board shall, without delay — normally within one month of the date of application — decide the matter of membership.

A legal entity that has acquired a tenant-ownership to a residential apartment may be refused membership in the Association.

Membership may not be refused on any ground of discrimination prohibited by law.

If membership is granted, then, unless the board decides otherwise, membership shall take effect from the possession date stated in the transfer agreement or, if that date has already passed, immediately. Where a tenant-ownership has passed by division of marital property, inheritance, will, company distribution or similar acquisition, granted membership shall take effect from the date of the board's decision.

§ 4 — Withdrawal and Exclusion

A member may not be excluded from, nor withdraw from, the Association for as long as they hold a tenant-ownership.

Membership in the Association is tied to holding a tenant-ownership. A member who ceases to be a tenant-owner shall be deemed to have withdrawn from the Association, unless the board consents to the member remaining.

§ 5 — Fees Payable to the Association

The deposit, share value, annual fee and any grant fee for the tenant-ownership are determined by the board. Changes to the deposit and share value are decided by the general meeting in accordance with the Tenant-Ownership Act.

Every tenant-owner shall pay an annual fee to the Association.

The annual fee shall cover the Association's ongoing operations, interest, amortisation, and allocations to the maintenance fund. The annual fee is apportioned among the tenant-ownerships in proportion to their share values.

Decisions to change the basis for calculating the annual fee are made by the general meeting in accordance with Chapter 9, Section 23 of the Tenant-Ownership Act. If a decision alters the relative proportions between share values, the decision must be made in the manner prescribed by the Tenant-Ownership Act.

The board may decide that reimbursement for operating costs linked to an individual apartment — such as heating, hot water, electricity, refuse collection or consumption water — is to be charged separately according to consumption or per apartment. The same applies to charges for broadband, TV or other digital services.

The annual fee shall be paid monthly in advance, no later than the last business day before the start of each calendar month, unless the board decides otherwise.

The Association is entitled to decide on special charges for amenities used only by certain members, such as an additional storage unit or similar.

§ 6 — Fees for Transfer, Pledging and Sub-letting

The Association may charge a transfer fee, a pledge-registration fee, and a fee for sub-letting, following a decision of the board and in accordance with the limits set by law.

The transfer fee may amount to a maximum of 3.5% of the price base amount ("prisbasbeloppet") in effect at the time the application for membership is made. The transfer fee is paid by the buyer.

The pledge-registration fee may amount to a maximum of 1.5% of the price base amount in effect at the time notice of the pledge is given. The fee is paid by the party creating the pledge.

A fee for sub-letting may be charged to a member who sub-lets their apartment. The fee may amount to a maximum of 10% of the price base amount per year for the calendar year in which the sub-letting takes place. Where the apartment is sub-let for only part of a year, the fee is calculated according to the number of months the sub-letting lasts.

In the event of late payment of the annual fee or other charges, the Association is entitled to charge default interest under the Swedish Interest Act, together with compensation for payment reminders and debt-collection costs as provided by law.

§ 7 — Grant of Tenant-Ownership

A tenant-ownership is granted in writing and may only be granted to a person who is a member of the Association.

The grant document shall state:

- The names of the parties.

- The apartment to which the grant relates.
- The purpose of the grant.
- The amount of the deposit, annual fee and, where applicable, the grant fee.

§ 8 — Transfer of Tenant-Ownership

An agreement to transfer a tenant-ownership by sale, exchange or gift shall be made in writing and signed by the seller (transferor) and the buyer (acquirer). The purchase document shall state the apartment to which the transfer relates and a price.

A transfer is invalid if the person to whom the tenant-ownership was transferred is refused membership in the Association.

The original transfer agreement, or a certified copy of it, shall be submitted to the board together with the application for withdrawal and admission to the Association.

§ 9 — Right to Exercise the Tenant-Ownership Following a Transfer

A new holder may exercise the tenant-ownership only if they are, or are accepted as, a member of the Association. Exceptions apply in the following cases:

1. Legal entities: A legal entity that has acquired the tenant-ownership through a forced sale or compulsory auction, and which held a right of pledge in the tenant-ownership at that time, may exercise the tenant-ownership without being a member. Three years after the acquisition, the Association may call on the legal entity to sell the tenant-ownership to someone who can become a member. If this does not occur within six months of the call, the tenant-ownership may be sold through a compulsory sale.

In connection with the acquisition of a tenant-ownership by a legal entity, the board is entitled to request documentation regarding the legal entity's ownership structure and beneficial owner in accordance with the Swedish anti-money-laundering legislation. The board may extend the assessment period by up to 30 days where such an investigation is ongoing.

2. Estates of deceased persons: The estate of a deceased tenant-owner may exercise the tenant-ownership even though the estate is not a member. Three years after the death, the Association may call on the estate to show that the tenant-ownership has passed to a new owner (through inheritance, division of marital property or sale) who has applied for membership. If the estate does not comply with the call within six months, the tenant-ownership may be sold through a compulsory sale.

§ 10 — Membership upon Acquisition

General conditions: Membership may be granted to a person who has acquired a tenant-ownership in the Association and who satisfies the conditions of the statutes. The Association may not refuse membership if the Association reasonably ought to accept the acquirer as a member. Membership may never be refused on a discriminatory ground.

Residence requirement: To be granted membership, a natural person must intend to reside permanently in the apartment. The board is entitled to refuse membership to legal entities in respect of residential apartments.

Close relatives: If a tenant-ownership passes to a spouse or a person who has permanently cohabited with the member, membership may only be refused if the person does not meet the basic membership conditions and it is reasonable to require that such conditions be met.

Joint ownership and shares: The Association permits joint ownership of a tenant-ownership only between spouses or cohabitants covered by the Swedish Cohabitees Act. The board may permit joint ownership in other cases as well, for example between a parent and a child.

Invalidity: A transfer is invalid if the new holder is refused membership. In the case of a forced sale or compulsory auction where the acquirer is not accepted as a member, the Association is obliged to redeem the tenant-ownership for reasonable compensation, subject to the exceptions provided by law.

§ 11 — Acquisition through Inheritance, Division of Marital Property, etc.

If a tenant-ownership has passed through inheritance, will, division of marital property or similar acquisition, and the new holder is not granted membership in the Association, the board may call on the holder to take action.

The holder shall then, within six months of the call, show that the tenant-ownership has been transferred to a person who meets the requirements for membership and who has applied for admission to the Association.

If the holder does not comply with this call within the prescribed time, the Association may apply for a compulsory sale of the tenant-ownership in accordance with the rules of the Tenant-Ownership Act.

§ 12 — Renunciation of Tenant-Ownership

A tenant-owner may renounce the tenant-ownership at the earliest two years after the grant. A renunciation shall be made in writing to the board.

Upon renunciation, the tenant-ownership passes to the Association without compensation. The transfer takes effect at the change of month that occurs closest after three months from the renunciation, or at the later change of month stated in the document.

The tenant-owner is released from their obligations towards the Association from the point in time at which the tenant-ownership passes to the Association.

§ 13 — Maintenance and Condition

The tenant-owner shall, at their own expense, keep the apartment in good condition. This also applies to land, patios, storage or other apartment appurtenances included in the grant.

The tenant-owner is obliged to follow the instructions given by the board and to take the measures required to prevent damage to the building.

All measures carried out or arranged by the tenant-owner in the apartment shall be carried out in a workmanlike manner and in accordance with applicable building regulations and authority requirements.

The Tenant-Owner

1. The tenant-owner is responsible for, among other things, the following in the apartment:

a) Surface layers on the walls, floor and ceiling of the rooms and the underlying treatment required to apply the surface layer in a workmanlike manner. The tenant-owner is also responsible for the waterproofing layer in wet rooms,

b) non-load-bearing interior walls,

c) glass and sashes in the apartment's exterior and interior windows, together with associated fanlights, blinds, fittings, hinges, handles, espagnolette locks, locking mechanisms, ventilation filters and weather-stripping, as well as all painting, including between window sashes. The same applies to balcony or terrace doors and the associated threshold,

d) replacement of the apartment door together with fittings, hinges, glass, fanlights, handle, doorbell, letterbox and lock including key belonging to the apartment door; the tenant-owner is also responsible for all painting except for the painting of the outside of the apartment door,

e) inner door and security gate,

f) mouldings, architraves, cornices,

g) fixtures and fittings such as kitchen and bathroom fittings, white goods such as fridge, freezer, cooker, dishwasher, washing machine, tumble dryer or the like, and sanitary porcelain together with bathtub, shower cabin and the like,

h) pipework and other installations for water, drainage, gas, electricity and information transmission, for the parts of these located inside the apartment and not serving more than one apartment,

i) connection and distribution coupling on the water pipe together with the associated shut-off valve and fittings for water, e.g. tap, mixer, shower fitting including packing, floor drain including clamping ring for the part accessible from within the apartment,

j) cleaning of floor drains, water traps and pipes, for the parts of the pipes located inside the apartment and not serving more than one apartment,

k) electric radiator; in the case of a water-filled radiator, the tenant-owner is responsible only for painting the radiator and the heating pipe,

l) electric underfloor heating and electric hot-water heater, fuse box and the outgoing wiring from it within the apartment, switches, earth-fault circuit breakers, sockets and fixed fittings,

m) kitchen extractor fan together with hood, if the fan is not part of the building's ventilation system. The tenant-owner is always responsible for the hood's fittings and switch, and for cleaning and replacing the filter,

n) smoke detectors and other mandatory fire-safety equipment in the apartment,

o) the tenant-owner's own installations, insofar as nothing else follows from these statutes.

2. If the apartment has a balcony, roof terrace or patio, the tenant-owner is responsible for cleaning and snow-clearing and for ensuring that the drainage of surface water is not obstructed. The tenant-owner may not, without the board's written consent, apply a surface layer other than the original one.

3. If the tenant-owner neglects their responsibility for the condition of the apartment under this section to such an extent that the safety of others is jeopardised, or there is a risk of extensive damage to another party's property, and does not remedy the defect in the apartment's condition as soon as possible after being called upon to do so, the Association may remedy the defect at the tenant-owner's expense.

4. For repairs due to fire or water-pipe damage, the tenant-owner is responsible only if the damage arose through:

a) their own carelessness or negligence, or

b) carelessness or negligence by someone belonging to their household or visiting them as a guest, someone else whom they have allowed to stay in the apartment, or someone who is carrying out work in the apartment on their behalf,

5. For repairs due to fire damage arising through the carelessness or negligence of someone other than the tenant-owner themselves, the tenant-owner is nevertheless liable only if they failed to exercise due care and supervision.

Where the apartment has vermin, the two paragraphs above regarding fire or water-pipe damage apply correspondingly.

6. The tenant-owner shall report to the Association, as soon as possible, faults and defects concerning matters covered by the Association's responsibility.

The Association

7. The Association is responsible for the building and for everything the tenant-owner is not responsible for, such as:

a) pipes for drainage, heating, electricity and water, where the Association has fitted the apartment with the pipes and these serve more than one apartment,

b) water-filled radiator, except for painting, ventilation duct and ventilation device,

c) regarding electrical wiring, the Association is responsible up to the apartment's fuse box,

d) surface treatment of the outside of the apartment door and of the externally visible parts of windows and balcony or terrace doors,

e) water-fed towel dryer,

f) ventilation duct and ventilation device, and the kitchen extractor fan together with hood if the fan is part of the building's ventilation system.

8. The Association may undertake to carry out maintenance measures that, as stated above, the tenant-owner would otherwise be responsible for. A decision to this effect, concerning the tenant-owner's apartment, shall be made at a general meeting and may relate to measures carried out in connection with extensive maintenance work or rebuilding of the Association's building(s).

§ 14 — Insurance

The tenant-owner is obliged to hold valid home insurance with tenant-ownership supplementary cover ("bostadsrättstillägg").

§ 15 — Alterations to the Apartment

The tenant-owner may not, without the board's written consent, carry out measures that involve:

1. Intervention in load-bearing structures.
2. Installation or alteration of existing pipework for drainage, heating, gas or water.
3. Installation or alteration of arrangements for ventilation, a fireplace or a flue, or any other measure affecting fire safety.
4. Any other material alteration of the apartment.

The board may refuse consent only if the measure would cause material damage or inconvenience to the Association. For apartments with historic or cultural-heritage value, consent may also be refused if the measure would materially reduce that value.

The board may impose conditions for how the work is carried out, such as requiring workmanlike execution, certified tradespeople and building-work notifications where required.

A tenant-owner who carries out a measure requiring consent without such consent is obliged, at the Association's request and at their own expense, to restore the apartment to its original condition.

§ 16 — Disturbances and Order

Member's responsibility: When using the apartment, the tenant-owner shall ensure that those living in the vicinity are not exposed to disturbances that may be harmful to health or that otherwise impair the residential environment in a manner that should not reasonably be tolerated. The tenant-owner shall comply with the Association's house rules. This responsibility also covers household members, guests, lodgers and tradespeople.

The Association's handling: Where a disturbance is established, the Association shall:

5. Give the tenant-owner a written notice requiring that the disturbances cease immediately.
6. Where a residential apartment is concerned, notify the municipal social welfare committee.

Particularly serious disturbances: If the disturbances are particularly serious, the Association may terminate the tenant-owner's rights without prior notice or notification to the social welfare committee.

Vermin: The tenant-owner may not bring into the apartment objects that may be suspected of being infested with vermin. If vermin is discovered, the member shall immediately notify the board.

§ 17 — Access to the Apartment

The Association's right of access: Representatives of the Association have the right to enter the apartment when needed for:

- Inspection (e.g. checking pipe risers or ventilation).
- Carrying out work for which the Association is responsible.
- Carrying out work for which the tenant-owner is responsible but which they have neglected, and which jeopardises another party's safety or risks causing extensive damage to another party's property.

Viewings: If the tenant-ownership has been terminated or is to be sold through a compulsory sale, the tenant-owner is obliged to allow the apartment to be shown at a suitable time.

Special enforcement assistance: If the tenant-owner refuses access without valid reason, the Association may apply to the Swedish Enforcement Authority (Kronofogdemyndigheten) for special enforcement assistance.

The Association shall ensure that the tenant-owner is not subjected to greater inconvenience than necessary when access is exercised.

§ 18 — Sub-letting

A tenant-owner may sub-let their apartment for independent use only with the board's written consent. The application shall be received no later than 30 days before the intended sub-letting is to begin. Consent shall always be time-limited.

As a basis for its assessment, the board is entitled to request information about who is intended to rent the apartment, including name and personal identity number.

Assessment: Consent shall be given if the tenant-owner has grounds for the sub-letting and the Association does not have a legitimate reason to refuse. If the board refuses consent, the tenant-owner may apply to the Regional Rent Tribunal (hyresnämnden) for permission.

Exceptions: Consent is not required if the tenant-ownership was acquired through a forced sale by a legal entity holding a right of pledge, or if the tenant-ownership is held by a municipality or a region. The board shall be notified in writing immediately of such grants.

The apartment may not be used for short-term letting for commercial purposes, whether this occurs via digital platforms (e.g. Airbnb, VRBO or similar) or in any other manner. Short-term letting means letting for a period shorter than three months without the tenant-owner having their permanent residence in the apartment. Breach of this prohibition constitutes grounds for forfeiture of the right of use under § 21.

§ 19 — Use of the Apartment

The tenant-owner may not use the apartment for any purpose other than that intended.

An apartment granted as a dwelling shall be used for permanent residence.

The Association may only invoke deviations from the intended purpose that are of material significance to the Association or to another member. This includes, among other things, activities causing disruptive traffic in common areas, increased fire risk, or abnormal wear on the Association's building.

§ 20 — Lodgers

The tenant-owner may not accommodate outside persons in the apartment if this may cause detriment to the Association or another member.

A tenant-owner who takes in a lodger for longer than three months should notify the board in writing.

§ 21 — Forfeiture of the Right of Use

The right of use to an apartment is forfeited, and the Association has the right to give notice to the tenant-owner to vacate, if:

Payment default: The tenant-owner delays payment of the deposit/grant fee (more than two weeks after a reminder) or the annual fee/charges (more than one week after the due date for a dwelling).

Unlawful sub-letting: The apartment is let in the second hand without the consent of the board or the Rent Tribunal.

Change of purpose: The apartment is used for a purpose other than intended.

Vermin: The tenant-owner, through carelessness, causes vermin infestation or fails to report it.

Neglect and disturbances: The apartment is neglected, or neighbours are subjected to disturbances.

Refused access: The tenant-owner refuses the board access without valid excuse.

Unlawful measures: The tenant-owner carries out measures requiring consent without the board's consent and does not remedy the matter after being called upon to do so.

Criminal activity: The apartment is used for criminal activity. Criminal activity means any activity punishable under Swedish law, including drug offences, receiving stolen goods, procuring or violent crime. In such cases the Association may apply for immediate eviction with the Swedish Enforcement Authority without prior notice.

Exceptions and remedy: The right of use is not forfeited if what is held against the tenant-owner is of minor significance. Particular consideration shall be given where the reason is that a close relative has subjected the tenant-owner to a crime. For the points concerning sub-letting, vermin, neglect and refused access, notice may only be given if the tenant-owner does not take remedial action without delay after a written reminder.

§ 22 — Financial Year

The Association's financial year covers the period from 1 January to 31 December.

§ 23 — The Board

The board consists of at least three and at most seven members. The board members shall be members of the Association. Exceptions may be made for a member's spouse/cohabitant or for an external board member if the general meeting considers that particular expertise is required, all in accordance with the Association's statutes and the Tenant-Ownership Act.

Board members are elected by the general meeting for a term of at most two years. Elections should be arranged so that terms of office expire at different general meetings, in order to promote continuity in the board's work.

§ 24 — The Board's Quorum and Conflicts of Interest

The board constitutes itself.

The board has a quorum when the number of board members present exceeds half of all elected members. The board's decision is the view supported by more than half of those present, or, in the event of a tie, the view sided with by the chairperson. Where only the minimum number of members required for a quorum is present, unanimity is required for a decision to be made.

A board member may not take part in the handling of matters concerning an agreement between that member and the Association, or an agreement between the Association and a third party where the board member has a material interest that may conflict with that of the Association.

§ 25 — Signing for the Association

The Association's company name may be signed, in addition to by the board, by two board members acting jointly.

§ 26 — Limitations on the Board's Powers

Without a decision of the general meeting, the board or an authorised signatory may not dispose of the Association's real property or land.

Nor may the board decide on material alterations to the Association's building(s) or land. Material alterations include, among other things, new construction, extensions or rebuilding that entail a significant change to the character of the building or a change in the use of common areas.

Decisions that entail an alteration of an apartment or that affect members' rights require that the decision be made at a general meeting with the majority prescribed by the Tenant-Ownership Act.

The board is entitled to mortgage and pledge the Association's real property or land.

§ 27 — The Board's Duties

The board is responsible for:

7. Rendering account of its administration by submitting an annual report containing an administration report, income statement, balance sheet and cash-flow statement.
8. Preparing a budget for the coming financial year.
9. Submitting the annual report to the auditors no later than six weeks before the ordinary general meeting.
10. Making the annual report and the audit report available to the members no later than two weeks before the ordinary general meeting.

Minutes shall be kept, in numerical order, of the board's meetings and stored securely. The minutes shall be signed off by the chairperson and one further board member. Digital signing of minutes and the annual report is permitted and has the same standing as a handwritten signature.

§ 28 — Registers of Members and Apartments

The board shall keep a register of the Association's members (the membership register) and a register of the apartments granted with tenant-ownership (the apartment register).

The membership register shall be made available at the Association's premises to anyone who wishes to view it, in accordance with Chapter 9, Section 9, third paragraph of the Tenant-Ownership Act.

The membership register shall state each member's name, postal address, and the tenant-ownership held by the member.

The Association shall have a documented routine for how personal data in the registers is handled and protected.

The apartment register shall, for each apartment, state: the apartment's designation, location, number of rooms and other spaces; the date of the grant; the tenant-owner's name; the deposit for the tenant-ownership; and information on any pledge.

A tenant-owner has the right, on request, to obtain an extract from the apartment register concerning their own apartment.

§ 29 — Auditors

For examination of the Association's annual report and accounts, and of the board's administration, at least one authorised auditor and at most two auditors, together with no or at most two deputy auditors, shall be elected at the ordinary general meeting.

Term of office: The appointment is valid until the end of the ordinary general meeting held during the next financial year.

Audit firm: A registered audit firm may also be appointed as auditor. No deputy is appointed for such an auditor.

Audit report: The board shall provide the annual-report documents to the auditors no later than six weeks before the ordinary general meeting. The auditors shall:

11. Carry out an audit of the Association's accounts and administration, and
12. present an audit report no later than three weeks before the ordinary general meeting.

§ 30 — General Meeting and Notice of Meeting

Ordinary meeting: Shall be held annually before the end of May.

Extraordinary meeting: Held when the board considers there is reason to do so, or when the auditor or at least one tenth of all members entitled to vote requests it in writing for a specific matter. The board is obliged to convene an ordinary or extraordinary general meeting whenever such a meeting is to be held.

Notice period: Notice shall be issued no earlier than six weeks and no later than two weeks before the meeting.

Method of notice: Notice and other communications are given by delivery to letterboxes or by post. The Association may also send notices and communications digitally (e.g. by email) to members who have provided a digital address. Members who do not live in the building are notified by letter through the post or by email to the most recently provided postal or email address.

Digital meeting: The board may decide that members may participate digitally at the general meeting (hybrid meeting). The notice of the meeting shall clearly state the matters to be dealt with at the meeting.

If the general meeting is to decide on an amendment of the statutes, the amendment shall be set out in the notice or the proposed amendment enclosed with it. If the general meeting is to be held digitally, the notice shall include information on how members are to proceed in order to participate and to vote.

§ 31 — Nomination Committee

A nomination committee shall be elected at the ordinary general meeting for the period until the next ordinary meeting has been held. The nomination committee shall consist of at least two members, one of whom shall be appointed convenor. Only members of the Association are eligible for the nomination committee.

The nomination committee shall:

13. Present proposals, at the ordinary general meeting, for persons to be elected as chairperson and other board members, auditors and deputies, and
14. present proposals, at the ordinary general meeting, for fees and other remuneration to the board and the auditors.

§ 32 — Motions to the Meeting

A member who wishes to have a matter dealt with at the general meeting shall notify the board in writing no later than 31 January, or such later date as the board announces.

The motion should contain a clear description of the matter together with a concrete proposal for the decision the meeting is to consider.

The board shall enclose with the notice of the meeting any motions received, together with the board's statement on them.

§ 33 — Conduct of the General Meeting

The following matters shall be dealt with at the ordinary general meeting:

1. Opening of the meeting.
2. Election of chairperson of the meeting.

3. Approval of the agenda.
4. Decision on the presence of outside persons.
5. Notification of the chairperson's appointment of a minute-taker.
6. Election of two persons to check the minutes and act as vote counters.
7. Question of whether the meeting was duly convened.
8. Establishment of the voting register (including examination of proxies).
9. Presentation of the board's annual report.
10. Presentation of the auditor's report.
11. Decision on the adoption of the income statement and balance sheet.
12. Decision on the disposition of the result.
13. Question of discharge from liability for the board members.
14. Question of fees to board members and auditors.
15. Election of board members and deputies.
16. Election of auditors and deputy auditors.
17. Appointment of the nomination committee.
18. Other matters raised by the board in the notice or submitted as motions.
19. Closing of the meeting.

At an extraordinary general meeting, only items 1–8 and 19 above, together with the matters for which the meeting was convened, shall be dealt with.

§ 34 — Minutes of the Meeting

Minutes shall be kept at the general meeting. The minutes shall record decisions made by the general meeting. Where a decision was made by a vote, the outcome of the voting shall be recorded in the minutes. If a voting register has been prepared, it shall be incorporated into, or attached as an appendix to, the minutes.

The minutes of the general meeting shall be made available to the members no later than three weeks after the meeting.

The minutes are deemed to have been made available if they are published on the Association's website, sent to members by email, or made available at a location designated by the board.

Every member has the right, on request, to obtain a copy of the minutes.

§ 35 — Voting Rights, Proxies and Advisers

Voting rights: Each apartment carries one vote. Where several members jointly hold a tenant-ownership, they together have only one vote. A member who holds more than one tenant-ownership in the Association nevertheless has only one vote.

A member entitled to vote is one who has fulfilled their financial obligations towards the Association.

Proxy: A member may exercise their voting right through a proxy. The proxy shall hold a written, signed and dated power of attorney. The power of attorney is valid for at most one year from the date of issue. A proxy may not represent more than one member, unless the proxy is a close relative (spouse, cohabitant, parent, child or sibling).

Adviser: A member may bring at most one adviser to the general meeting. The adviser need not be a member of the Association.

Presence of outside persons: The general meeting may decide that a person who is not a member shall have the right to be present. Such a decision is valid if it is supported by more than half of the votes cast.

Voting: Voting is conducted openly unless a secret ballot is requested. In the event of a tie, an election is decided by drawing lots. In other matters, the view supported by the chairperson of the meeting prevails.

Special voting majority: For decisions where the law requires a special voting majority, the provisions of Chapter 9 of the Tenant-Ownership Act apply.

§ 36 — Maintenance Plan and Fund

Maintenance plan: The board shall prepare, and continuously update, a maintenance plan for the Association's building. The plan shall cover the coming 50 years, in order to safeguard the long-term value and condition of the building.

Financing: The board shall budget annually and set the annual fees so that funds are available to carry out the maintenance in accordance with the plan.

Fund for exterior maintenance: An amount shall be allocated annually to the fund for exterior maintenance, in accordance with the adopted maintenance plan. The allocation may not be less than 0.3% of the property's assessed tax value, unless the maintenance plan shows that a lower amount is sufficient.

Profit and surplus: Any surplus arising from the Association's operations shall be allocated to a disposition fund or disposed of in accordance with a decision of the general meeting.

§ 37 — Distribution of Profit

If the general meeting decides that any profit arising is to be distributed, the profit shall be divided among the members in proportion to the deposits of the apartments.

The meeting may, however, decide that the surplus is instead to be carried forward, allocated to future maintenance, or used to reduce future annual fees.

A decision on the distribution of profit may not be made in a manner contrary to sound cooperative practice, or in a way that jeopardises the Association's long-term finances or maintenance planning.

§ 38 — Dissolution of the Association

If the Association is dissolved, its remaining assets shall accrue to the members in proportion to the deposits of the apartments.

When calculating a member's share of the assets, account shall be taken of the deposits registered in the apartment register at the time of dissolution, after all of the Association's debts and obligations have been settled.

§ 39 — Other Provisions

In addition to these statutes, the Association's activities are governed by the Tenant-Ownership Act, the Swedish Economic Associations Act, and other applicable legislation.

Should a provision of these statutes conflict with mandatory legislation, the provisions of the law shall take precedence.

These statutes were adopted by decision at an extraordinary general meeting on 24 March 2026 and by final decision at the ordinary general meeting on 27 May 2026.

Registration date with the Swedish Companies Registration Office (Bolagsverket): _____