

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment C

Conduct and Safety Rules

*Attachment modifiable pursuant to Att. R***Unpopulated specimen**

Complete document for reviewing structure and default values; it is not intended for execution.

The Company**ColivingLiguria S.r.l.**
(Represented by Simone Testino)**Tax & Registration Data:**

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The Signatory

This document is not an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.):

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

Privacy Notice (GDPR):

Any personal data contained in this Attachment and in its related Principal Document are processed pursuant to EU Regulation 2016/679 (GDPR), according to the applicable privacy attachment and the rules referenced in the Principal Document. The applicable disclosure classification is stated in the cover notice.

Courtesy Notice:

*AI-generated translation for informational purposes only.
The Italian version is the sole legally binding document.*

Place: Cairo Montenotte · **Date:** July 29, 2026

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Binding Vocabulary of the Attachment

The contractual terms below apply solely to delimit this Attachment. Terms already defined by law or by the Principal Document retain the meaning arising from the applicable source and are not redefined.

Term	Applicable definition
Operational Space	an area which the Signatory may access for a specific and revocable purpose under the Reference Agreement, without the expression granting a real-estate title;
Equipment	a key, badge, credential, device, tool, or other identified item entrusted for an authorised purpose;
Right of Verification	the permission, only where activated, to verify the state of Equipment and Operational Spaces in a necessary and proportionate manner, normally on at least twenty-four hours' notice and without affecting rights under any Separate Instrument;
Temporary Access Interruption	the reasoned suspension of a specific operational permission for safety, works, or maintenance; it is not a real-estate release and cannot circumvent safeguards under any Separate Instrument;
Separate Instrument	any autonomous instrument governing hospitality, lease, loan for use, or other real-estate enjoyment, which remains subject to its own form, registration, and mandatory rules;
Documented Event	conduct identified by time, place, facts, and attribution, assessed under the challenge and evidence procedure in Att. F;
Event of Grave Breach	an expressly identified and concretely serious breach, assessed under Att. T, without automatic consequences for minor irregularities.

Att. C Configuration

Applicability Matrix

- ☐ Operational stove, fireplace, or open-flame regime active.
- ☐ Equipment verification and temporary operational-access interruption active.
- ☐ Specific utility and high-consumption-device rules active.
- ☐ Clauses connected with a Separate real-estate Instrument active.
- ☐ Outdoor smoking prohibition active only in the identified areas.

Smoke-Free Outdoor Areas

- Affected areas: _____.

Registration of Significant Assets

The Signatory registers here personal assets valued over € 500.00 for protection and safety purposes:

Item Description	Serial/ID	Value (€)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Heating Configuration

With reference to fire safety and coexistence rules:

- **Stove Use:**
 - ☒ No Use Allowed
 - ☐ Use of All Assigned Spaces Stoves
 - ☐ Only Specific Stoves: _____

Space Management and Assignment Variation

In derogation of the normal exclusive or shared assignment, the Company reserves the following spatial reorganization rights (if checked):

- ☐ **Density Increase (Workstation Optimization):** Right to modulate the number of workstations and members within the assigned spaces.
- ☐ **Community Space Reassignment:** Right to reassign the Signatory to other community spaces of equivalent level.

Additional Notes: _____

*This regulation does not grant any right of possession or qualified tenure over real estate, but exclusively governs the methods of use for the equipment, services, and spaces provided by the Company for the execution of the activities provided for in the **Reference Agreement**.*

Art. C1 - Scope and Status of the Rules

C1.1 Current Status of the Regulations

It is acknowledged that, on the date of execution of this agreement, the "House Rules" are primarily intended to govern specific aspects of safety, equipment return, and verification.

C1.2 Conservation Manual and Guidelines

The "Conservation Manual" defines the technical requirements for the correct use and ordinary maintenance of the spaces and equipment.

C1.3 Status of the Guidelines

Upon signing the agreement, the Manual is being defined. The Company reserves the right to integrate it as soon as the architectural and interior design project is consolidated.

C1.4 Modification Procedure

Any integration or amendment to the Manual is notified to the Signatory under the procedure and limits in **Att. R**. A later rule becomes binding only where the relevant amendment method is valid for the subject matter concerned; new penalties or penalty increases require a bilateral written agreement. Breaches and remedies are assessed exclusively under the applicable provisions of **Atts. F and T**.

C1.5 Status of the Rules and Penalties

The House Rules are binding for all Signatories.

The substantial violation of these rules constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

In addition, only breaches specifically identified in these Rules or in a subsequent validly agreed amendment may result in the pecuniary penalties expressly stated therein. The introduction or increase of a

penalty requires a bilateral written agreement under Att. R. Amounts are reasoned, open to challenge, and handled in the Register of Pendencies under **Att. F**.

Art. C2 - Conduct and Smoking

C2.1 Smoking Ban in Internal Spaces

It is strictly forbidden to smoke inside any assigned or common spaces of the ColivingLiguria buildings. The facility is equipped with smoke detectors. A documented breach of this prohibition may result in a **€ 100.00** penalty, applied, reasoned, and open to challenge under Att. F. Activation of a sensor is evidence requiring verification and does not automatically attribute conduct to a person.

C2.2 External Areas and Respect

It is strongly discouraged to smoke in the immediate vicinity of the building. Please move far enough away to prevent smoke from re-entering through windows, doors, or vents, causing nuisance to other members and permeating the spaces of ColivingLiguria.

Smoking is also prohibited in the following outdoor areas specifically identified in the Configuration: _____. The prohibition is not extended by analogy to other areas, while the general duty to avoid nuisance, hazards, and breaches of public rules remains unaffected. A documented breach may trigger the contractual penalty of EUR 100,00 for each distinct event, only where validly agreed and specifically approved, under the Att. F procedure, subject to reduction under Art. 1384 of the Italian Civil Code and without duplicating recovery for the same loss.

C2.3 Management of Cigarette Butts

It is strictly forbidden to throw cigarette butts on the ground, both inside and outside ColivingLiguria premises and in nearby public or private areas. Butts must be safely extinguished and placed in the appropriate containers; every rule concerning the disposal stream is governed exclusively by **Att. W**, which always applies to packages involving physical access.

C2.4 Penalties for Abandoning Butts

Leaving cigarette butts outside the appropriate containers, where attributed on reliable evidence, may result in a **€ 100.00** penalty for each distinct event. The amount is reasoned, notified, and handled in the Register of Pendencies under **Att. F**.

Art. C3 - Fire Safety, Stoves and Fireplaces

When the option described in the following provision is active, the following applies.

C3.1 Background and Responsibility

Wood stoves and fireplaces are present in both the common areas and personal spaces of ColivingLiguria. These devices are **extremely dangerous** for two main reasons:

1. **Fire Risk:** Combustible materials in the vicinity of the stove can catch fire.
2. **Food Poisoning Risk:** Ashes produced by the stoves are used for cultivation. Burning unsuitable materials (plastic, colored paper, etc.) contaminates the ashes and can cause food poisoning.

The Signatory is responsible for consequences directly and causally attributable to their intentional or negligent conduct in using stoves and fireplaces, under applicable law and without presumptions of fault. Such responsibility may include:

- **Legal consequences:** Including the possibility of criminal proceedings and imprisonment in the event of arson or negligent fire.

- **Financial consequences:** Including the compensation for the full value of the facility and damages to third parties.

The Signatory's responsibility for their conduct does not exclude the Company's mandatory duties concerning compliance, maintenance, information, signage, and safety measures, nor liability which the law prohibits from being limited.

C3.2 Authorized Stoves and Fireplaces

. The agreement or its configs specify exactly which stoves and fireplaces the Signatory is authorized to use (identifiable by the codes of **Att. R**). **It is absolutely forbidden** to use unlisted stoves or fireplaces.

Every stove and fireplace in the building is numbered and equipped with its own fire extinguisher. The deliberate or accidental use of unassigned stoves constitutes a violation of these rules.

Modification requests: Should the Signatory desire authorization to use other stoves, they must send a written request to the official email address. This request may be accepted or rejected at the Company's discretion.

C3.3 Combustible Materials - Safety Distance

It is **strictly forbidden** through attributable conduct to place or leave combustible material within **1 (one) metre** of a stove or fireplace while the system is available for use, lit, or still hot, and during any additional periods expressly stated in the safety configuration.

Combustible materials include, but are not limited to: plastic, wood, paper, cardboard, fabrics, curtains, wooden furniture, clothing, and any other flammable material.

This prohibition applies **always** during the **winter period** (as established by **Att. R**), even when the stove is off. During the summer months, the prohibition applies only when the stove is lit or hot.

Penalty: A documented breach of this prohibition may result in a **€ 100.00** penalty for each distinct event, under the Att. F procedure.

C3.4 Burnable Materials

In the stove, it is allowed to burn **exclusively** combustible materials provided by the Company and taken from the respective designated storage areas.

Storage areas and containers (wood storage, ash bin) are defined in **Att. R**. It is **mandatory** to take wood exclusively from the designated storage and deposit ashes exclusively in the designated bin.

It is **strictly forbidden** to burn:

- Plastic of any kind;
- Paper of any kind (including white paper);
- Cardboard;
- Artificially colored materials;
- Wood or materials not from the designated storage;
- Any other material not expressly provided by the Company.

Sole exception: Any kindling materials (firelighters, twigs, etc.) expressly provided by the Company and present in the wood storage.

This prohibition is **extremely important** as the ashes are used for growing food. Contamination of the ashes can cause food poisoning.

Penalty: A documented breach may result in a **€ 100.00** penalty for each distinct event under Att. F, together with liability for causally attributable and proven damage within statutory limits.

C3.5 Permitted Use of the Stove

The **only allowed actions** regarding the stove are the following:

- Taking wood and kindling materials from the designated wood storage (as per **Att. R**);
- Storing the wood in a container at least 1 meter away from the stove;
- Inserting wood into the stove for ignition;
- Using the lighter or matches provided for this purpose;
- Removing ashes and depositing them in the designated ash bin (as per **Att. R**);
- Performing ordinary cleaning using exclusively the tools provided with the stove (if present).

C3.6 Seasonal prohibition while heating is off

During the period when the central heating system is off (so-called "Non-Thermal Season"), any lighting of fires in wood stoves or fireplaces is **strictly forbidden**, regardless of weather conditions or perceived temperature. **Exception:** The only waiver granted is in the presence of specific written authorization from the Company for exceptional events. **Penalty:** A documented breach of this seasonal prohibition is assessed under the specific penalty and the procedure in Att. F.

It is **strictly forbidden**:

- Moving the stove to other positions in the assigned spaces or building;
- Making any modifications to the stove;
- Performing special cleaning or extraordinary maintenance;
- Any other action not expressly listed above.

C3.7 Outdoor Fires, Public-Law Prohibitions and Authorisations

Lighting or maintaining outdoor fires, or using barbecue areas, braziers, cookers, incinerators, or equipment producing flames, sparks, or embers, is prohibited unless *all* of the following conditions are met: the location and equipment are specifically identified in the applicable configuration; the Company has issued prior written and traceable authorisation; the activity is permitted by the rules and measures in force at the place, date, and time of use; and all equipment instructions, separation distances, fire-safety measures, and authority requirements are observed. The mere presence of a fireplace, barbecue, or equipped area, prior use, tolerance, or an informal communication does not constitute authorisation.

The Company's authorisation has contractual effect only and does not replace public permits, waivers, notices, requirements, or prohibitions. Before every ignition, the Signatory must consult the current official sources of the Liguria Region and the Municipality of Cairo Montenotte and, where relevant, those of the Province of Savona, Civil Protection, the Fire and Rescue Service, and the competent forestry authority. The check must cover at least any state of serious forest-fire danger, burning bans, emergency or seasonal orders, restrictions near woodland, and the conditions of any waiver. If the check cannot be performed, the outcome is uncertain, a public measure is more restrictive, or a later warning intervenes, the prohibition prevails and the activity may not begin or must stop immediately.

Under Art. 42 of Liguria Regional Law No. 4 of 22 January 1999, a declared state of serious fire danger triggers specific prohibitions, including, in the areas and circumstances defined by law, lighting fires and using equipment or engines capable of producing flames, sparks, or embers. Contractual authorisation is automatically suspended throughout the public prohibition and does not revive until that measure and every further applicable restriction have ceased. A public waiver may be relied on only if issued by the competent authority, applicable to the specific place and date, and retained in verifiable form; the Company may in any event maintain its contractual prohibition.

Any contractual exception requires a written document from an official Company contact, including certified e-mail colivingliguria@pec.it, identifying the place, equipment, activity, time window, and safety conditions. Oral communications, WhatsApp messages, or conduct may document facts but do not activate permission to light fires and do not derogate from mandatory forms or prohibitions. Where required, the Signatory must retain evidence of checking official sources and of the public waiver. A documented breach of the prohibition or authorisation conditions entails a penalty of € 100.00 for each distinct event under the procedure in Att. F; where the conduct creates a concrete hazard, breaches a public prohibition, or is intentional or repeated, it may also constitute an Event of Serious Breach under Att. T, without prejudice to liability for proven, causally attributable damage.

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Internal seasonal-period definitions and equipment identifiers are stated in Att. R; those organisational data do not replace the public-law check described above.

C3.8 Standard Sanction for Behavioral Violations

The € 100.00 penalties stated in this attachment are penalty clauses under Art. 1382 of the Italian Civil Code and apply only to specifically identified conduct, for distinct documented events, and under the **Att. F** procedure. Not every minor irregularity automatically produces a penalty: reliable attribution, reasons, proportionality, and an opportunity to submit observations are required. Art. 1384 and Art. 2698 of the Italian Civil Code and, where applicable, Arts. 33–36 of the Consumer Code remain unaffected.

The amount becomes liquid and due where the conditions of the specific clause are met and the reasoned charge has been notified; it is then recorded and offset only under **Att. F**.

C3.9 Penalties and Consequences

Breaches are assessed according to seriousness, risk, recurrence, and available evidence. The Company may immediately adopt precautionary safety measures; any final penalty is reasoned, notified, open to challenge, and offset only under **Att. F**.

The consequences of violations can **vastly exceed** the amount of the security deposit paid.

Repeated or serious conduct: Repeated or serious violations regarding the use of stoves and fireplaces constitute an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

When that option is not active, the following applies instead.

No use of stoves, fireplaces, BBQ areas, or other open-flame systems is activated under this Agreement. The Signatory receives no Equipment, fuel, authorisation, or tasks connected with such systems. Only the general prohibitions against lighting fires, tampering with fire-safety systems, removing signage, bringing combustible materials near heat sources, or entering unauthorised technical areas remain binding. Any future activation requires a specific written configuration, identification of the system, safety information, and verification of legal conditions; it cannot arise from tolerance, physical presence, or an informal instruction.

Art. C4 - Operational Access, Equipment and Space Safety

C4.1 Scope of Operational Permissions

This Article operates only for permissions expressly activated by the configuration. No rule on operational access, verification, or return of Equipment creates, amends, or terminates a real-estate relationship. Where a Separate Instrument exists, any access, inspection, interruption, reassignment, or

¹**Legal References:** Official legal source: Art. 42 of Liguria Regional Law No. 4 of 22 January 1999, Regional Legal Collection. Current status and decrees: the Liguria Region's official "Declarations of serious forest-fire danger" page. At the review on 14 July 2026, Executive Decree No. 4992 of 2 July 2026 was in force throughout the Region from 4 July 2026; the status must be checked again at the time of use.

administrative compliance concerning the property is governed first by that instrument and mandatory law.

C4.2 Verification and Temporary Access Interruption

This section applies **exclusively** to operational areas for which the **Right of Verification** and/or a **Temporary Access Term** has been specifically selected in the **Att. C** configuration. Selection does not grant a real-estate title.

C4.3 Temporary Access Interruption Request Process

Where necessary, the request is notified through a channel provided by the Agreement with **at least three days' notice** before termination of the operational permission and return of entrusted equipment, except in a safety emergency. The notice specifies its reason, scope, start, and the Signatory's duties.

C4.4 Penalty for Delayed Equipment Return

The Signatory must comply with the stated deadline for returning keys, badges, credentials, and equipment. The penalty does not concern release or occupation of real estate and applies only after notice and under Att. F.

For each attributable day of delay after notice, a penalty may be recorded in the Register of Pendencies under **Attachment F**, within the following amounts and proportionality limits:

- **€ 20.00** (twenty/00) per day for one unreturned key, badge, credential, or item.
- **€ 50.00** (fifty/00) per day for a set of multiple unreturned essential keys, credentials, or items, subject to reduction and no duplication for the same harm.

Art. C5 - Utility Usage and Energy Saving

C5.1 Prohibition of Waste and Abuse

The Signatory is required to make responsible and conscious use of resources (electricity, water, gas). Any disproportionate use or use not conforming to normal intended use is strictly forbidden.

C5.2 High Consumption Device Ban

It is **forbidden** to continuously use (more than 2 hours) personal devices consuming over **2kW** (e.g., electric heaters, portable air conditioners, additional induction plates), without express written authorization. The unauthorized use of electric heaters is always prohibited in the presence of a functioning heating system or available wood stoves.

C5.3 Specific Penalties

Violation of utility usage rules entails:

1. A **€ 100.00 penalty** for each distinct documented event, applied under Att. F.
2. The **punctual reimbursement of the actual cost** of improperly consumed energy (estimated or detected via monitoring systems).

These amounts will be charged to the "Debt Line" as per **Attachment F**.

C5.4 Management of Spaces Subject to a Separate Instrument

Configuration options concerning spaces operate only within the limits of the applicable Separate Instrument. Documented safety, works, or maintenance needs may justify proposed adjustments, but do not grant an unquestionable power or allow derogation from notice, suitability, habitability, non-discrimination, good faith, and other mandatory safeguards.

C5.5 Optimization of Community Space Capacity and ASL Limits

Any increase in workstations or occupants is allowed only where provided for or validly agreed in the Separate Instrument and compatible with authorised use, capacity, health requirements, safety, privacy, and personal dignity. Selecting a box is not a general waiver of the right to challenge a concretely unsuitable or unlawful change.

C5.6 Reassignment of the Reference Community Space

A temporary or permanent transfer may be proposed or required only in the cases, with the notice, and under the safeguards provided by the Separate Instrument or law. Alternative space must be concretely suitable for the agreed purpose; the Signatory's remedies remain unaffected.

The gratuitous nature of any relationship does not implicitly authorise every change, remove mandatory safeguards, or allow this Attachment to classify the real-estate title. Nature, duration, revocability, return, and registration are determined by the Separate Instrument and the concrete facts.

C5.7 Absolute Ban on Tampering with Danger Signage

The Company adopts safety measures by visually marking systems, areas, or materials presenting risk profiles (for example, electrical hazards, toxicity, worksites, or asbestos-containing materials managed under applicable law). Signage does not replace assessments, containment, maintenance, notices, or duties required by health, environmental, and safety law; presence and compliance are assessed case by case.

It is **absolutely and strictly forbidden** for the Signatory to touch, tamper with, carelessly approach, alter, or interact in any way — whether accidental or intentional — with any electrical panel, system, object, area, or container demarcated or marked by "Danger" signage of any kind.

An intentional or grossly negligent breach of this prohibition may constitute an **Event of Grave Breach** where it concretely exposes persons, property, or the environment to serious risk. In that event:

- the Company may immediately suspend permissions for safety and declare termination only under Att. T and its conditions;
- the deposit is retained only for amounts validly due, reasoned, and quantified under Att. F, with no automatic forfeiture of the balance;
- the Company retains the right to act before competent forums for causally attributable and proven damage and to make reports or complaints where it believes in good faith that the relevant conditions exist.

To protect community safety and privacy, access to areas not open to the public is reserved to persons holding a valid and verifiable permission. The Signatory may not transfer keys or credentials or introduce third parties contrary to applicable rules; authorised visits or access remain subject to the notified procedure and, where a Separate Instrument exists, to rights that this Attachment cannot exclude.

C5.8 Mandatory Public-Security Notifications

If, due to citizenship, personal status, stay duration, the nature of the relationship, or any other relevant circumstance, applicable law requires ColivingLiguria S.r.l. to make a hospitality, accommodation, building-transfer, public-portal registration, or other notification to Public Security Authorities, the Signatory must promptly provide all necessary data and documents, including identity document, passport, visa, residence permit where present, complete personal data, and signature of the operational forms prepared by the Company.

The request, inspection, transmission and retention of the data or documents referred to in this paragraph is governed by **Att. D**. The Company retains the compliance evidence or receipt/protocol

required by law, not permanent copies of identity documents, unless a different legal obligation or authority request applies.

Refusal, delay, or communication of incomplete or untrue data constitutes an impediment to access or stay at ColivingLiguria S.r.l. spaces, without prejudice to the Company's duty to make any mandatory notifications to the Authorities based on the data already available.

It is understood that such forms serve exclusively public-administrative compliance purposes and do not, by themselves, constitute an autonomous contract or real/personal title of enjoyment over real estate, the relationship between the parties remaining governed by this Contract and its annexes.

C5.9 Serious Violations and Sanctions

Any obvious and voluntary infringement of safety rules, peaceful coexistence, or absolute prohibitions contained in the Conservation Manual constitutes an **Event of Grave Breach** sanctionable pursuant to **Att. T**.

End of Attachment