

House rules

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Having a good environment in our estate is very important. A residential estate with many residents is much like a miniature society. We are in many ways dependent on each other. We share the use of many things, and it is therefore natural to establish a set of rules which may contribute to maintaining a good environment in our estate. We therefore urge that these rules be perceived as a means of protecting both the residents and the estate. The fact that everybody acknowledges the necessity of showing consideration creates a sense of security and satisfaction.

The house rules form part of our efforts to maintain peace and order for our residents, keeping the estate and its communal areas presentable and thereby keeping maintenance costs as low as possible. Please don't forget that we, the residents, will have to pay for repairing what is broken.

Waste

No waste may be dumped in the courtyards, staircases, the basement or anywhere else but in the designated waste containers. If you do so anyway, you will be charged DKK 1,000 for removal. You may in no circumstances dispose of construction waste in the waste containers as these are reserved for household waste. Bulky waste should be placed in the garage meant for bulky waste. If the garage is full, the resident has to dispose of the waste in another way. Waste may not be placed in the hallways due to risk of rats.

Drains

Drains in the flats should be kept clean in order to avoid flooding.

Balcony flower boxes

Balcony flower boxes must be hung along the interior side of the balcony to prevent them from falling into the courtyard/street. Only gas grills are allowed on the balconies. Please show consideration for your neighbours and avoid any smoke or other nuisance.

Children

Children are not allowed to play or make noise in stairways and hallways. The owner/tenant must ensure that any residents in his/her flat or any visiting children do not constitute a nuisance to the other residents due to noise. Noisy play in the courtyards, including ball games, is not allowed after 8.00 pm.

Bicycles

Bicycles, prams, pushchairs and other objects should under no circumstances be left in stairways or basements. Use the basement bicycle stores or sheds instead. Failure to comply with this rule will result in the immediate removal of the object.

Doors and door accessories

If a door is scratched in connection with a resident moving in or out, and the resident wishes to have the door painted, he/she may obtain the colour code from the board. Only the standard paint specified by the board may be used. It is recommended that the old door accessories (doorknob, letter slit and doorbell) be retained, but in some cases replacement may be necessary for different reasons. Residents may contact the board for information and advice on which types of doorknob and letter slit are permitted. If the owner wishes to replace the door, one should contact the board in order to get information about the kind of door and which company it should be purchased through.

Doors (outer doors)

Outer doors/front doors should be kept closed at any time. Please use the windows for ventilation.

Entry phones

The residents are urged to act with care when unknown persons request access through the front doors.

Façades

Any changes to the exterior façade, including the mounting of television aerials, covering of balconies or the like, must be approved in writing by the board. Furthermore, no objects disfiguring the façade of the building or constituting a nuisance from a risk point of view may be stored on the balconies. Building façade guidelines have been set up in addition to the house rules.

Moving out and subletting

The board and the administrator must be informed immediately if a flat is sold or sublet. In the event of a sale, the basement room must have been cleared on the date of takeover. The purchaser is responsible for checking that this has been done. If, for some reason, the board has to clear a basement room, the owner will be charged DKK 1,000 per room.

Birds

Feeding of birds or other animals is strictly prohibited.

Fireworks

Lighting of fireworks anywhere on the estate or in appurtenant courtyards, open spaces, sheds, garages or from windows or balconies is not allowed.

Communal areas

The residents are responsible for keeping the playground and other communal areas clear. Toys, children's bicycles, etc. are to be left by the sandbox after use.

Pets

Pets are allowed in the owners' association, but they may not cause any noise, odour or other nuisance to the other residents.

The green area between the buildings may not be used for dog walking.

Motor vehicles

Cars may not be placed so as to obstruct the entrance or exit of other cars, and parking is only allowed in the area marked off for parking. The use of car horns in the courtyards is not allowed. Storage of fuel outside the car is not allowed. Parking of mopeds and motorcycles in gateways to the buildings is not allowed, and engine idling and driving around in the courtyards are strictly prohibited. Entrance and exit should not happen after 8pm.

Name plates for doorbells and letter boxes

In order to ensure uniformity, only the caretaker may mount name plates on doorbells and letter boxes. You should contact the caretaker by e-mail, stating the following information:

- Address
- Name to be shown on the name plate
- Name currently shown on the name plate

Storage

Pursuant to the Executive Order on fire safety in residential property, the stairways and communal areas of the estate may not be used for storage of personal belongings, including furniture, moving boxes, tyres, litter bags, bicycles, etc. If this rule is not complied, it is possible to charge 1000 DKK for the removal of this. As the stairways are designated escape routes, they must be kept clear of footwear or the like.

Gates

The gates to the courtyards should be closed, not slammed, after use.

Sanitary appliances

The caretaker must be notified of leaky cisterns, running toilets and dripping taps immediately. Do not flush anything but toilet paper down the toilet as this may clog the drain.

Pests

If you see or hear any pests in the building or in the communal areas, including mice, rats, bedbugs or the like, please notify the caretaker and the board immediately.

If the board needs access to a resident's flat for pest control purposes, the following applies:

- 14 days before the exterminator visit, you will receive a notification by mail.
- You are responsible for giving the exterminator access to your flat on the date specified in the notification letter.
- If you are not home on the day of the visit, you can leave your key with the caretaker or drop it in the board's letter box. The stairway number, floor, door and name must be clearly stated on the key. It would be a good idea to place the key in an envelope.
- After the exterminator has completed his work, the key will be returned to the letter box of the flat in question.
- **In the event of failure to give access to a flat on the date specified in the notification letter, the owner/tenant will be charged in full for the unsuccessful turnout of the exterminator, the administrator and the caretaker. After a third unsuccessful attempt, the caretaker will send for a locksmith. Any additional expenses incurred in that connection are payable solely by the owner/tenant of the flat in question.**

Noise

Washing machines and other technical household appliances must be installed so as not to cause noise or other nuisance to the building or its residents. The use of power drills or other noise-intensive tools is prohibited between 8.00 pm and 7.00 am.

Playing music or making noise so loud as to cause a nuisance to the other building residents is not allowed.

Refurbishment

Any refurbishment of bathrooms/toilets is subject to the provision of documentation that the refurbishment meets the statutory requirements for wet room waterproofing.

Furthermore, documentation that all refurbishment of electrical installations meets the statutory requirements must be provided. The board should always be informed about a refurbishment.

Drying of clothes

Clothes may only be hung to dry in designated areas. Out of consideration for all residents using the clothes yard, residents are urged to remove their clothes as soon as they are dry. The drying of clothes from windows, stairways or balconies is not allowed.

Washing machines and dishwashers

Washing machines and dishwashers may only be installed subject to written approval from the board. Approval can be expected if the device is installed by an authorised electrician

and provided the device is not connected to the hot water pipe. Connecting washing machines and dishwashers to the hot water pipe is STRICTLY PROHIBITED.

Laundry

The laundry room must be left in a cleared and clean condition after use. Laundry cards can be purchased from the building administrator. For additional information, see the laundry document at MitCEJ or in the information folder in the laundry.

Windows

All windows in attic and basement rooms must be kept closed during rain, frost or storm.