

# House Rules

## §1 The extent of the house rules

All residents and flat owners are obliged to observe the house rules.

## §2 Waste etc.

Waste must be put in the waste containers in the courtyard. Waste must not be placed elsewhere in the courtyard.

Paper, newspapers, magazines etc. must be placed in their proper containers.

Glass bottles and other glass packaging must likewise be put in their proper containers. Bulky waste must only be placed in the designated area. Bulky waste is collected in accordance with a fixed time schedule and it is the responsibility of the residents to acquaint themselves with this schedule.

Littering by throwing ash, cigarettes, cigarette buds, etc. in communal areas is prohibited.

Shaking tablecloths, rugs, etc. from the windows is prohibited.

## §3 Antennae

Outdoor antennae (satellite dishes for instance) are prohibited.

## §4 Bikes, prams, etc.

Bikes, bicycle trailers, prams, strollers, and toy carts must not be placed on the stairs, landings, foyers, corridors, common areas, or gateways.

Prams and strollers can be kept in the foyers, but only below or right next to the stairs.

Only bikes must be kept in the bicycle shed.

## §5 Bikes and motor vehicles

Parked vehicles must not obstruct traffic to and from the gates.

Parking bikes along the outer walls of Hveensvej 6-12 is prohibited. Starting motorcycles and mopeds in the courtyard or gateway is prohibited. The national traffic code must be observed.

## **§6 pets**

The keeping of ordinary household pets is allowed. Snakes, reptiles and the likes are not allowed.

Dog walking in the courtyard is prohibited.

Household pets must not be a nuisance to other residents or the property.

## **§7 Feeding animals**

Because of the risk of rats, feeding animals in the courtyard is not allowed.

## **§8 Fireworks**

Fireworks must not be lit anywhere in the building or in the courtyard.

## **§9 Playing music**

Playing music for business purposes is not allowed.

Playing music and other noisy entertainment must not be a nuisance to the other residents and is completely prohibited after 10 pm Sunday through Thursday. Friday and Saturday playing music and other noisy behaviour should be advertised by putting a notice on the notice board.

## **§ 10 Noise and other nuisances**

Washing machines and other electric household equipment must be installed in a way as not to be a nuisance (noise or other) to the building or the residents. Washing of clothes must not be a nuisance after 10 pm.

The use of drilling machines and other noisy equipment must not take place before 8 am or after 9 pm.

The residents must take care that their guests not be a nuisance to the building or other residents by exhibiting noisy or otherwise disagreeable behaviour.

Playing or being noisy on the stairs or corridors is not allowed.

Being a nuisance to the other residents by producing noise, strong smells etc. is prohibited.

All in all, all noisy and disturbing behaviour in the building and on the premises is prohibited. This includes owning noisy pets.

## **§ 11 Toilets in the flats**

Only toilet paper must be put in the toilet (in case of emergency, Kleenex will do). Nothing blocking the drain must be thrown in the toilet bowl. In case of a running toilet, this must be repaired immediately at the owner's expense.

## **§ 12 Basement, stairways, and other areas**

The boiler room and other rooms in the basement belong to the owners' association (except for rooms with registered right of use). The residents are not allowed access to these areas.

The basement holds one basement room assigned to each flat. Every basement room is marked with a number and the number of the flat. This is the only basement room allotted to the flat. It is intended that the basement room be accessible from the back stairs using the basement corridors.

All basement rooms must be locked.

The basement holds a drying room. All residents are free to use this for the drying of clothes and linen. No other use of this room is allowed.

Items must not be placed or thrown anywhere in the building, courtyard, stairways, landings, or gateways.

## **§ 13 The drying of clothes**

Clothes must only be put out to dry in the drying rooms in the basement. The drying of clothes must not take place from windows or stairways.

## **§ 14 Cutting off water in the building**

Cutting off water in the building must be done by a licensed plumber. The water must only be cut on weekdays between 9 am and 4 pm.

Before cutting off the water, you must give a three-day written notice to all residents affected.

In situations where water damage -or other such things – might arise, the water can be turned off without notice given and at any time.

Please see the list of approved specialists on the owners' association website ([Skulle dette slettes?](#))

## **§ 15 Validation**

These house rules are adopted on the owners' association general assembly 21<sup>st</sup> March 2012 and valid from this date. These house rules replace all earlier versions of the rules.

Gross or repeated violations of the house rules or other regulations may result in exclusion from the owners' association.

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Please be advised that this English version of the house rules is for guidance only. If the Danish and English versions vary in any way, the Danish version stands.