

Extract from Rules of Conduct

Please be aware that the extract is incomplete and that the Danish version is the one valid for legal and other regulatory matters.

A. Rules of Conduct

The apartment residents are advised to respect each other and to avoid acts which may disturb or make other residents uncomfortable. However, as we are living in apartment blocks you will also have to respect other residents' right to thrive or express themselves within normal limits.

Absence

If you do not live in your apartment for a long period please inform the caretaker and let him have a key for the apartment if an accident should take place. Also please make arrangements for somebody to empty your letterbox.

Awnings

Awnings must be fixed on the inside of the balcony roof, never on the outer wall. The colour of the awning may be softened colours and never neon or other strong colours. The awnings shall be made of canvas, while plastic or other shiny materials are not allowed.

Balconies

Do not paint brickwork, walls, roof or the outside of the parapet.

Do not cover the balcony floor with carpets, place flowerpots or similar items directly on the floor, and do not use salt to thaw ice and snow. The same goes for the external galleries.

Be careful watering flowers in pots and boxes as excessive watering may disturb the residents in the flat below and may cause moisture defects to the concrete.

No flower boxes are allowed on the outside of the parapets.

Basements and staircases

Keep the doors to the basement locked at all times. Bikes shall be parked in the bicycle racks and it is not allowed to leave damaged bikes in the basements as well as in the open.

Due to the risk of fire and for health reasons it is not allowed to leave chemicals or mopeds with fuel in the basements.

It is not allowed to play in the basements.

Bell system and doorbells

The bell system is powered from a transformer in the basement. Do not break the wires as this may disturb the function of the entire system. [Note: Due to the repair costs, the door bells will no longer be repaired but changed to a battery operated type of doorbell].

Caretaker

The caretaker's instructions on the rules of conduct must be followed.

Dogs and other pets

You are allowed to keep one dog if you inform the administrator and pay an annual fee to the Owner's Society. Always use the line when walking the dog on the recreational areas, use the dog toilets and do not leave any waste. It is a condition that the dog is disciplined and does not harass other people. If left home alone the dog must not bark, howl or disturb the neighbours.

It is allowed to keep one cat per apartment. The administrator may ban the cat if it causes inconvenience for neighbours or the caretaker.

It is not allowed to keep snakes, reptiles or exotic insects as pets.

Drying and ventilating of clothes

You may only dry or ventilate your clothes on the balconies or in gardens if it can be done without visual disturbance to other residents.

Feeding of birds, etc.

Do not feed the birds or other animals as this will attract rats and may create extra work for the caretaker.

Garages

Garages may only be used for motor vehicles and it is not allowed to use them for storage.

Grill and barbecue

You may grill or barbecue in the recreational areas away from buildings, neither on balconies nor in the gardens.

Lifts

Please respect the maximum weight allowed in the lift and do not let kids play there.

Music

Use of music instruments, radio, TV, and other music players can be used with respect to neighbours and other residents in such a way that the use will not raise complaints.

Noisy machines

Use of noisy tools is only allowed Monday – Friday 8:00 – 19:00 and Saturdays and Sundays 10:00 – 13:00.

Washing machines, dish washers and other noisy machines must be placed on softening and vibration reducing material.

Playgrounds

The playgrounds may be used by kids until 12 years old.

Parking

Cars and bikes may be parked only in the designated areas and boxes.

It is not allowed to leave the engine running while cleaning the car unless the exhaust is turned away from the house block.

Do not park bikes, mopeds or cars along the front of the building block or entrance door. Do not park on the emergency access roads or on turning spaces.

Recreational areas

Take care of our recreational areas and respect other residents when using the areas.

It is not allowed to ride on bike or moped on the lawns or footpaths.

Do not break branches or twigs from trees or bushes.

You may play ball in designated areas only, never on distribution roads or on parking areas.

The vegetation in and between gardens associated with apartments at the ground floor may not exceed 180 cm. It is not allowed to set up new board fences between gardens. The residents of the ground floor apartments are responsible for keeping the gardens nice and without garbage.

Vandalism

Please take care of our buildings and recreational areas. Do not paint graffiti, make incisions in walls or trees, or damage the playgrounds, buildings and recreational areas with intent. Repair will be made on the account of the person causing the damage.

Waste and garbage

See the separate folder about waste and garbage handling.

Water taps and toilets

In order to reduce waste of water all toilets and other water installations must be repaired immediately if leaking. Please take care of noise if you take a bath after 23 o'clock in the evening.

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Validity and infringements

Infringements may be treated as breach of contract and residents may be ordered to move from their apartment.