

## House Rules for the Blåbærhaven Owners Association - November 2022

**§ 1. Waste:** Household waste is packed in bags that must be closed securely and placed in the correct waste containers placed in two areas at the parking lot in front of the long block, or in the plastic containers at the ends of the short block. Wet waste must be packed with extra care. Food and catering waste must be sorted separately. Paper, newspapers/magazines/advertising brochures, cardboard/corrugated board, glass and bottles, metal and household plastics must be sorted in the recycling containers, which are located in several places on the parking lots. Fredensborg Municipality's waste sorting formulas must be followed. Bulky waste, furniture, TV, electronics, batteries etc. can be deposited in accordance with the signs and directions in the container yard. Recyclables should be placed on the shelves in the container yard. Chemicals, paint, sinks, toilets and construction waste from residents' renovations must be deposited at the municipal recycling centre. Under no circumstances may waste be deposited elsewhere on the premises.

**§ 2. Balconies:** Balconies shall be kept neat, maintained and tidy. No high refrigerators, cupboards, moving boxes, storage, clotheslines or anything else that overhangs the balcony parapet must be placed on the balconies. Balcony coverings must be in a well-maintained and sound condition, otherwise this must be repaired or the covering removed. Balcony coverings must be approved by the Board and Fredensborg Municipality. Electrical installations/appliances must be connected to a legally installed outdoor socket, which must not be noisy. Small objects (such as outdoor lamps and pictures) may be mounted on the wall. The use of barbecues (both coal and gas) and the like on the balconies is not permitted. Drying of clothes must take place under the balcony parapet. Airing of blankets, duvets, etc. from the balcony should only take place to a limited extent. Flower boxes should be kept on the inside of the balcony parapet. Satellite dishes and other equipment (except parasols) may not be mounted on the balcony or elsewhere on the condominium buildings. Parasols standing on one foot are allowed – also above the balcony parapet. The woodwork on the balcony must be painted in the original black colours. The office staff can help with colour codes etc. Office staff can supply paint in limited quantities.

**§ 3. Facility & Owners Association Areas:** Is subject to the Owners protection. Moped riding on walkways and sidewalks is not permitted. Bicycles must yield to pedestrians. Gravel and sand in sandboxes on playgrounds must not be removed or contaminated.

**§ 4. Bathrooms and toilets:** Nothing may be thrown into the toilet that could clog the drain. Drains must be kept clean. Defects in the building or facility must be reported immediately to the Property Office. Residents must ensure that any noisy or leaking water taps are repaired immediately at their own expense. Residents must provide access to common facilities when needed for repairs or replacement. The cost of reinstating any items removed in this way will not automatically be covered by the Owners Association, but may be at the Owners own expense. This will be assessed by the Board.

**§ Section 5. Strollers, bicycles, toys, etc.:** May not be stored on the walkway tiles and should be directed to the respective stroller and bicycle rooms downstairs in the basement. Bicycles must be placed in the bicycle racks outside the entrances or in the basement. Strollers, pushchairs and bicycles that are no longer in use must be stored in the Owner's own cellar rooms. Strollers, pushchairs and bicycles which are no longer in use will be disposed of without responsibility by staff. Driving on green areas is not allowed.

**§ 6. Shrubs, trees and plants:** Pruning or breaking off branches and flowers is not permitted. Parents are asked to instruct their children to observe these rules. In exceptional cases, replanting may be considered at the resident's own expense.

**§ 7. External appearance of the property:** The individual owner may not change the external appearance and character of the property by applying new materials or colours, by installing awnings, advertisements, satellite dishes or the like. This also applies to the balcony.

**§ 8. Parties:** Occasional parties are permitted, with due consideration for the other residents. Furthermore, parties should be announced in due time by means of notices on the notice board in the proper and adjoining stairwells.

**§ 9. Pollution:** Any form of contamination or damage to the property is not permitted. Throwing rubbish outside on the property is not allowed. No objects may be placed on the property which, by reason of smell, noise or the like, are a danger or nuisance to the residents of the property. Animal waste and chemicals must not be disposed of via the balcony drain. Cigarette butts may not be left on the Association's premises. No cigarette butts or other items may be thrown from the balconies.

**§ 10. Fireworks:** Fireworks may only be set off in connection with the New Year. The Danish Fireworks Act (Fyrværkeriloven) must be observed. Fireworks may not be set off from balconies. Larger rockets and batteries may only be fired in the parking areas of the premises and at a reasonable distance from buildings and any parked vehicles. The individual setting of the fireworks is responsible for cleaning up the day after firing.

**§ 11. The health care unit (pool/sauna):** May be used by residents with due regard to the regulations drawn up for its use. Violation of the regulations may result in the closure of the unit and possible exclusion from use of the health care unit.

**§ 12. Pets:** All pets must be kept on a leash when outside the apartments and inside the premises, including basement corridors and communal areas. Dogs may not excrement on the Association's premises. Should this happen, the owner must remove the animal's remains immediately. It is not allowed to keep exotic pets, such as tarantulas, snakes, scorpions, reptiles and the like.

**§ 13. Driving on fire roads/tile areas:** Motorised driving on the tiled areas is not permitted. Vehicles weighing less than 3500 kg are permitted to drive onto the premises to load/unload. Vehicles left on the fire road must be provided with information about name, apartment number, telephone number and date, which is legible from the outside of the vehicle. Opening of the boom can be ordered at the office.

**§ 14. Trucks, buses, vans, caravans, boats and trailers:** Vehicles weighing more than 3500 kg (2,000 lbs) may not be stored in the parking lots. In the case of long-term parking of caravans, trailers with boats and trailers belonging to residents of the Owners Association, a copy of the registration certificate itself must be submitted to the office each year. Upon submission of this copy, a permit will be issued, which must then be affixed and displayed on the vehicle. Parking must be in designated spaces, either north of the long block or west of the short block. The eligible period is from 1 April to 31 October. Hereafter the vehicle must be removed. The staff/board has the authority to have the police remove the vehicle at the owner's expense. It is recommended that vans and box vans are also parked in these areas.

**§ 15. Play and Ball Games:** Children's play shall be directed to designated play areas and shall not take place on stairs, in basement hallways, or in other places where it is a nuisance to other residents. The use of dangerous play equipment, such as all types of soft guns, hardball and air guns, flash bows, slingshots, etc. is not permitted. No writing or drawing is allowed on walls, doors or stairwells. The property and its contents may not be damaged in any other way. Noisy play/behaviour on the playground may not take place after 8 p.m.

**§ 16. Music systems, radio etc:** Loud music and the like are not permitted if it is a nuisance to others. Music and noise must be kept down from 10 pm. All windows and doors must be closed.

**§ 17. Parking:** Parking may only take place in the car parking areas and within the designated parking bays. This also applies to motorcycles. Parking is reserved for residents of Blåbærhaven and their guests. A separate set of rules must be followed for the spaces with the electric charging points. Information is available on the website.

**§ 18. Cellar rooms and basement rooms:** Cellar rooms and basement rooms must be locked, even if the rooms are not in use. If the cellar windows are opened for ventilation, the responsible resident must ensure that they are closed again.

**§ 19. Smoking:** Smoking is prohibited in stairwells, basement corridors and communal facilities (laundry rooms, drying rooms, health care unit (pool/sauna), residents' rooms, function rooms and the property office). Smoking is prohibited in the individual clubs. It is up to each resident to decide whether smoking is allowed in their apartment and on their balcony, however, smoking should be done with consideration for other residents. If smoking outside, it must be done at an appropriate distance from the property itself and not directly outside the entrance or at the back of the blocks, as the smoke rise up into the flats of other residents and be a nuisance to them.

**§ 20. Function room & residents' room:** The rental of a function room or residents' room is subject to prior reservation at the property office. In addition to the rent, a deposit must be paid to cover possible damages and possible lack of cleaning after renting. The use of the facilities must be in accordance with the regulations for the rental of these facilities.

**§ 21. Safe rooms:** The Owners Association has a number of safe rooms located in the basement under the short block. Residents will be able to store furniture, moving boxes and other belongings for a shorter or longer period. Storage will be at the resident's own risk and responsibility. All belongings must be labelled with the resident's name, apartment number and telephone number. No tokens/keys can be issued for these lockers. Access can be obtained by contacting the property office or the Board, who will help with obtain access to the safe rooms. The staff/board will assess what can be stored in the safe rooms and where it should be placed. Residents are not entitled to have belongings stored in safe rooms. The management will arrange for the safe rooms to be cleaned on a regular basis and may give residents a deadline for cleaning up their stored belongings.

**§ 22. Signage:** Shall not take place without the approval of the Board. Mailbox modules shall bear the official signage of the Owners Association and may be supplemented with a "No Thanks to Advertising and/or Magazines" sign to be placed next to the mailbox door. All residents of the property may use the bulletin boards in the stairwells. Notices must be marked with the name and apartment number. Other signage will be considered contamination of the property and will be removed.

**§ 23. Social media:** The Owners Association (E/F) and the Antenna Association (in Danish: Antenneforeningen) (A/F) will advertise Blåbærhaven on social media, such as Facebook, Instagram, etc. Residents of Blåbærhaven are not allowed to create profiles that, in appearance and text, can be confused with profiles of the Owners Association and/or the Antenna Association.

**§ 24. Noise:** Drilling machines, knocking- and vibrating tools may be used during the following time period: Monday to Friday between 9 am and 6 pm. Saturday, between 10 am and 5 pm. Not allowed on Sundays & public holidays. This also applies to washing machines and other appliances in the apartments, if these make so much noise that it is a nuisance to the neighbouring residents. Exemptions for ordered craftsmen for necessary works between 7 am and 9 am Monday-Friday can be granted after contacting the property office. The request must be made at least two working days in advance, so that the office can notify the residents in the affected blocks. Noise stemming from renovation, moving of furniture and other equipment should take the into consideration possible nuisance of other residents. Children's play and running across the living room floors must be done in consideration of other residents, especially in morning and evening hours.

**§ 25. Stairwells:** Footwear, stroller, toys, flower pots and the like must not be left on the stairs, as the stairs are fire escapes. In the event of an evacuation of a stairwell, emergency services and residents must have free passage along the stairwell floor/walls. If an occupant causes cluttering of stairs, necessary removal and cleaning must be carried out immediately by that occupant or at their expense. No drilling or milling is permitted in the walls of the stairwells, nor is any other damage or the placing of pictures, posters or other items.

**§ 26. Carpet beating and the like:** Shall not be conducted from balconies, windows or in stairwells, but shall be directed to the beating stand at the ball field.

**§ 27. Laundry and drying rooms:** Must be cleaned after use. Soap dishes in washing machines shall be cleaned of soap residue and fabric softener after use. Lint filters in dryers must be cleaned after use. The machines shall only be used as specified in the instructions and shall not be used for dyeing or bleaching. Any damage must be reported immediately to the office. Use of the laundries shall be in accordance with the rules regarding the use of laundries. Pets are not allowed in the laundries and drying rooms.

**§ 28. Wild animals and birds:** Feeding of wild animals and/or birds is not permitted on the premises.

**§ 29. Windows, doors and ventilation:** The main door and the windows in the outer walls are the responsibility of the Owners Association, except for the doors and windows facing the balcony and the balcony coverings. However, the maintenance of all doors and windows is the responsibility of the owners themselves. Any damage to the front door and windows must be reported to the office. Broken windows are not covered by the Owners Association. The resident must ensure that the apartment is regularly ventilated to prevent the formation of mould. The ventilation ducts on the balcony and in the kitchen must not be blocked with rags, plastic bags, tape, newspapers, etc. The occupant must ensure that any stairwell windows that are opened for ventilation are closed after ventilation. This is to ensure that it does not rain or snow onto the stairwells. All doors fitted with a "key card" system must be kept closed. It is not allowed to prevent the automatic closing of intermediate hallway doors, fire doors, access doors and basement doors. The placing of pictures, posters, stickers or other items on access doors is not permitted. However, "No Smoking" stickers put up by the Owners Association are an exception. Staff may also put up "Resident Notification" (In Danish: "Beboer-varslinger") signs on front doors if necessary.

**§ 30. Violation of House Rules:** If the Board of Directors of the Owners Association becomes aware of a violation of the House Rules, the Owner will be issued a warning. In exceptional cases, where remediation may be appropriate, the owner concerned may be charged a fee to cover the cost of the remediation. Parents will be held responsible if their children are the perpetrators. For damages to the property or anything belonging to the property, the person concerned will be held liable. In serious cases, the owner may be required to vacate their apartment, possibly through the courts (see §12, paragraph 8 of the Owners Association statutes).

Adopted at the General Assembly on 21 June 2022

Updated in accordance with the powers granted by the General Meeting of 21 June 2022

Valid from 6 November 2022

E/F Blåbærhaven (the Board)