

# **House rules and regulations**

**Niartherum af matr. 6 E Nærum**

## **GOOD CONDUCT**

**Unnecessary noise must be avoided.** In connection with repairs, remodelling, etc. noise from machinery and electric tools must be limited. Work is allowed on weekdays from **8.00 to 20.00**. On weekends and official holidays work is allowed from **10.00 to 18.00**.

**Television, radio, musical instruments** must not cause inconvenience to the residents. Music must be at low volume if the balcony door is open.

In connection with various events and festivities that will cause an unusual level of activity the owner/resident must put up a note in his or her own stairwell and in the adjacent stairwells informing residents of the upcoming events. Notwithstanding the notice, the resident must still observe the house regulations. It is the responsibility of the owner that no resident is bothered by the noise after 22.00 hours.

**Playing in the stairwell and on the stairs is not allowed.** Noisy play must be avoided.

**Barbecuing** on the balcony is in principle not possible as it may create smoke and odour problems to the neighbours.

**Feeding birds and putting up bird cages** on the balcony is prohibited. Flower boxes and flower pots must be firmly attached to the balcony.

**A satellite dish** on the balcony must not be visible from the garden or the street.

**Bicycles, mopeds, strollers and prams** must be placed where they are of no inconvenience to residents. Please put them in the areas and rooms intended for this purpose, e.g. the basement, thus avoiding blocking the passageways.

Bulky and odd-looking objects that may create inconvenience must not be placed next to the entrance to the stairwells, the external gallery and basement.

**Doors leading to the external gallery must not be prevented from closing automatically.** The doors must only be left open for a short period of a time.

As we all want to keep our property and garden nice and tidy residents must not litter, throw bottles, cigarette butts, paper, wrappings etc. on the property. Residents must make a daily effort to protect our garden and its plants and trees. Residents may not pick flowers or cut off branches from trees on the property.

**Parking.** Cars must be parked in the designated parking spaces in the parking area. A car without license plates may be parked in the parking area for no more than two weeks. Caravans and trailers are prohibited from the parking area. Reference is made to the municipal bye-laws.

## **DUTIES**

Washing machines and dryers in the apartments must only operate from **8.00 to 20.00**.

**The laundry and ironing rooms** may only be used from **8.00 to 20.00** and according to the instructions posted. The last load of laundry must be finished by 20.00 hours. The machines must be cleaned after use. If the machines do not function or damage occurs during operation, this must be reported immediately to the chairman/service company.

Laundry must be removed from the machines immediately after use. Clothes in the drying room must be removed when dry or after maximum 2 days in order to leave room for other users. If clothes are not removed from the line, the next user may remove the clothes. Private drying racks must not be placed in the laundry rooms.

**Laundry drying on the balcony** must not be visible from the garden or the street.

## **WASTE**

Domestic waste must be wrapped properly and sufficiently before using the waste chute in the stairwells or the garbage disposal bin in the basement. The door to the waste

chute must remain closed at all times to avoid odour smells and vermin.

The waste chute must only be used for domestic waste packed in solid bags. The waste chute must not be used for disposal of clothes, shoes, furniture, diapers, etc.

All other waste must be sorted and put in the recycling containers in the container area (Rundforbivej 263).

At present, there are recycling containers for plastic, cardboard, metal, paper (newspapers and magazine) and glass.

Combustible waste up to 1 meter in length must be placed in the large red container.

To safeguard the environment residents must dispose of electronic items, paint, chemical items, medicine, batteries, mirrors, window glass, pottery, porcelain and large objects at the municipal container area, Containerhaven, which is situated a few hundred meters from Niartherum. The same procedure applies to furniture which must **not** be placed in our container area.

**Large items, furniture etc. must neither be placed in the container area nor in the basement.** With the permission of the board a resident, whose apartment is being repaired/renovated, can keep various large object in a lockable room in the basement belonging to Niartherum.

Signs and posters must not be put up without a written permission from the board.

### **MAINTENANCE**

A resident is obliged to keep clean the external gallery, the door and windows outside his/her apartment.

Doors to the balcony and the external gallery must be maintained with regard to hinges, locks and sealing. The external woodwork must be maintained with black wood preservation paint. The front door must be painted green according to a pre-determined colour chosen by the board.

### **HEATING AND PLUMBING**

The property's heating system is technically complicated and fragile. Residents must not change any heating installation without prior acceptance by the board.

Leaking faucets and cisterns must be repaired instantly. In connection with necessary plumbing work/repairs water must not be shut off or for more than 30 minutes. If work/repairs will exceed 30 minutes residents must be informed hereof by a note on the bulletin board the day prior to the work.

### **AWNINGS**

The colour of awnings on the balcony must be white, yellow/yellowish or green/greenish to match the colour of the property. Loud colours and striped awnings are not allowed. The awning must not protrude more than maximum 40 centimetres measured from the edge of the balcony.

### **PETS**

A resident is allowed to have 1 dog or 1 cat as long as it does not cause inconvenience to other residents. If a pet has an "accident" on the lawn, tiles or asphalt areas of the property, the owner must clean it up and dispose of it immediately.

A dog's height is limited to 55 cm (approx. the height of a Labrador) and must not belong to a muscle dog breed such as English bulldog, pit bullterrier, American staff terrier, Staffordshire bullterrier, American bulldog, bullterrier. Based on DKK's standard description the board will decide whether the dog in question is allowed, as the list of dogs above is not exhaustive.

### **DAMAGE**

**Pollution and damage.** If a resident, his/her dog or cat or anybody in his/her household causes pollution or damage to the property, stairs, garden or playground, the resident in question will bear **the full financial responsibility.**

### **APARTMENT SUBLEASE**

Every owner has the right to sublet, cf.

addendum to the articles of association, point 2. The owner is obliged to comply with the articles of association, including the provisions of the appendix, point 5, sections 4 and 5.

When the owner sublets all of his or her apartment or sublets a room, he or she must by the beginning of the lease inform Boligexperten/the board of the following:  
The period for the sublease, number of tenants, the name and contact particulars of the tenant and any changes to the owner's contact particulars. It is important the board can get in touch with the resident (owner and/or tenant) for example in connection with water damage.

### **INSPECTIONS**

A resident is obliged to let the board access the apartment in connection with building inspections and repairs.

Adopted with amendments on the ordinary general assembly on 5 April 2005 and amendments adopted on the ordinary general assembly on 29 April 2010. Latest amendment adopted on the ordinary general assembly on 28 March 2022.