

Owners' Association Haslevhus

HOUSE RULES

HASLEVHUS should be a nice place to be for all of us who live here.

An ownership association is a miniature society. You are more or less dependent on each other. There are many things in common - and therefore it is natural to set certain rules that can help create a good climate in the property.

We therefore ask that the rules be perceived as protecting both residents and property.

The house order is part of creating peace and order for the residents, keeping the property and common areas in good condition and thus keeping maintenance costs as low as possible. The house rules is meant as an addition to the owners' association's statutes, which in many areas are more elaborate.

The House Order was approved at the Annual General Meeting, as last amended at the Annual General Meeting on April 5, 2016.

The house rules applies to all residential and commercial apartments.

Trash

Waste thrown into the waste shaft must be in a closed plastic bag. Sharp and prickly objects must be properly packaged.

No waste may be dumped in the yard or elsewhere on the property's grounds, walkways or basement. Waste and discarded items that cannot be removed by the municipal renovation must be immediately removed by the owner by his own measures.

Large garbage, glass packaging, paper waste and problem waste (chemical liquids, paints and the like) must be disposed of in containers to the nearest environmental center or the Recycling Station, Lervangen 6, Taastrup.

Balconies

Balcony flowerpots or boxes are allowed. They must be mounted on the inside of the railing.

Drying of clothes on balconies may only take place below chest height. Drying cord lines must not be visible from the ground. Carpet cleaning and other dusty or noisy activity must not take place on balconies.

The installation of awnings and satellite dishes on the facades is not permitted according to the association's statutes and the local plan.

Drilling etc.

Knocking and using noisy machines, drills etc. can only be used during the following periods:

Monday to Friday 8 am - 7 pm

Saturday, Sunday and public holidays 10 am - 2 pm

Bicycle Storage in Basements

These spaces are intended for bicycles and strollers in use. Defective bicycles and strollers etc. must be removed from these spaces.

When the Supervisory Board considers this necessary, the Supervisory Board is authorized to clean up bicycle basements. The cleanup must be done in such a way that the board attaches a clear and dated paper strip to bicycles and other recommended items. It is then the responsibility of the owner of these items to remove the paper strips before the deadline set by the association, which must, however, be at least 4 months. After the expiry of this period, the strip has not been removed from the bicycle or the item in question, the board is authorized to remove bicycles and other recommended effects from the basement. The association is entitled to allow removed effects to be destroyed at the Municipal station.

Doors

Doors fitted with a door pump must be closed and must not be kept open with stones, pieces of wood or similar. Doors to basements and communal facilities etc. must be locked after use. Fire doors and rescue openings must never be blocked.

Door Entry Phone

Residents need to be careful when unknown persons ask for access through the front doors.

Electricity

Electricity consumption in the basement is a common expense, therefore the private consumption of electricity in the storage rooms must be limited. Fixed electrical installation in the storage rooms is prohibited.

Lifts/Elevators

Lift/Elevator faults must be notified immediately to the owners' association.

Barbecues

Barbecues are allowed if it is done without any inconvenience to the other residents.

Pets

It is allowed to keep a dog, cat or other smaller pets as long as these are not to the detriment of the other residents. When outside the apartment, all pets must be kept on a leash. Any faeces should be removed immediately by the animal owner.

Light (staircase and basement)

Faults on installations / lights must be notified immediately to the owner's association.

Music

The use of musical equipment and musical instruments must be done with due regard to the neighbors. In the late evening and night hours (Sunday to Thursday: 22.00 - 08.00, - Friday and Saturday: 00 - 10.00) special care must be taken so that the other residents' nighttime sleep is not disturbed.

In special cases (parties, etc.), you should ensure that the neighbors agree with the higher noise level.

Keys

If you need an extra key, this can only be obtained through the owners' association.

Parking

Parking of cars and motorcycles may only take place in the parking spaces created on the property grounds or in the nearby parking areas.

Washing and repair of motor vehicles must not take place on the property.

Stairwells, basements and passages etc.

Shopping carts, strollers, toys, etc. or other items must not be placed in and on the stairwells. Items are not allowed to be placed or left behind in passages in e.g. the basement and common areas (Fire Department Regulations).

The Board of Directors is authorized to remove the mentioned effects at the owner's expense.

There is no smoking in stairwells and in the basement / bicycle cellar.

Hedge trimming

Hedges must be trimmed at least once a year and by August 1st. The hedge must not exceed 1.80m. If the hedge is not trimmed by the aforementioned date, the association may allow the hedge to be cut at the owner's expense.

Garden Days

1-2 garden days are held every year. The board determines the time. Each year on May 1st, a supplement of DKK 250.00 is paid. per condominium. The amount will be refunded to the owner concerned on December 1 in the same year, if the owner has participated in at least one garden day.

Approved at the Annual General Meeting of the Owners' Association on March 8, 2016 and Extraordinary General Meeting on April 5, 2016.

This is a translation of the House Rules from Danish to English. In case of any doubt in the interpretation of the rules the Danish version will take precedence.