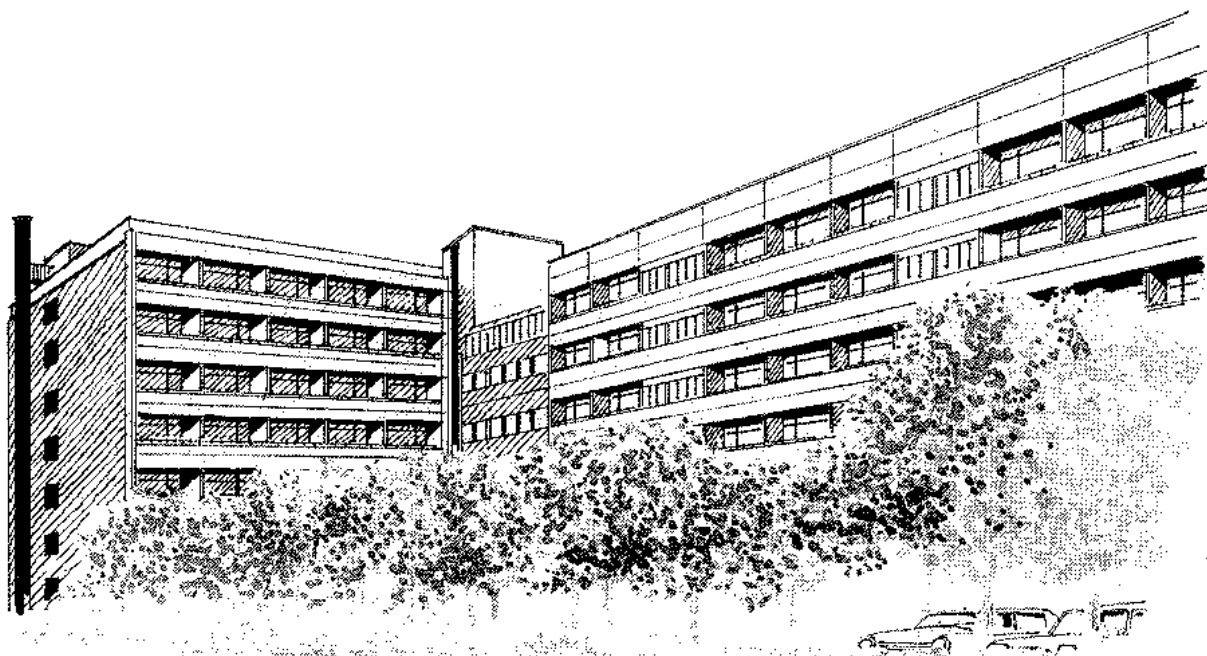


# **Ejerforeningen Drejøgården**



(Association of owner-occupied flats – Drejøgården)

## **House Rules**

**September 2020**

**Drejøgade 26F kld. \* 2100 København Ø**

**Cell 25140719**

**Mail: [kontoret@drejoegaarden.dk](mailto:kontoret@drejoegaarden.dk)**

**Webpage: <http://drejoegaarden.dk>**

## **1: General**

All occupants within the building are responsible for Drejøgården appears presentable. Therefore, it is expected that everyone obeys by the house rules, including cleaning up after themselves after stays at the common areas and that everyone respects their fellow residents. Incidentally, see § § 23 and 24 of the constitution.

## **2: Music and Noise**

Music, incl. musical instruments are only to be played behind closed doors and windows and only at a level that does not disturb the neighbors. Playing music on the common areas is not allowed. This applies all week.

Using drills, floor sanders and similar noisy machines, and other noisy behavior may only take place on weekdays between the hours. 8.00 and 19.00. Saturdays only between the hours 12.00 and 15.00. It is recommended that you use a "hammer drill" for the concrete walls. You can rent it from the caretaker. On Sundays and holidays noisy machines may not be used.

Use of washing machines in the apartments may only take place between the hours. 7.30 and 19.00.

## **3: Waste**

Waste, disposed through the shafts, must be packed securely. Newspapers, magazines and cardboard batteries must be submitted to the proper containers, which is located in the waste room in the basement at 26 F, facing Masnedøgade. Waste, which is too large for the shaft, including pizza boxes, must be delivered the same place.

Remaining bulky (large) waste, including glass, bottles and batteries must delivered in the large refuse room facing Drejøgade.

It is prohibited to dump garbage at the common areas of Drejøgården – both inside and outside areas. It is strictly forbidden to toss objects, leftovers or cigarette stubs from balconies or roofs.

## **4: Bicycles and electric scooters**

Bicycles must be placed in the respective stands of the common areas and bicycle basements. They must, for example not be place up against the light stands in the common areas and fastened to them. Bicycles parked outside the racks will be removed and stored in vacant bicycle racks, which may be in one of the bicycle cellars in 26A or 26F. Alternatively, a strip will be put on the bike, so the owner must cut it off before the bike can be used.

Electric scooters must not be placed on support legs in the parking area, as the support leg makes a hole in the asphalt. The scooters will also be removed and stored outside the parking area.

For repairing and cleaning of bicycles go to the basement of 26 A.

For reasons of fire, it is NOT allowed to put the mopeds and other vehicles in the bicycle basements.

## **5: Aeration and drying clothes**

Rugs, tablecloths, linens, etc., should NOT be aired / shaken out of windows and balconies. Likewise is it NOT allowed to dry clothes on the balconies, unless it cannot be seen from outside.

## **6: Parking in the courtyard**

All parking must be in designated areas.

Motor vehicles and trailers may NOT be placed in the bicycle stands or between flower beds.

Trailers and cars without license plates, caravans and campers may NOT be parked in the courtyard.

Only vehicles under a weigh of 2500 kg are permitted in the courtyard.

## **7: Balconies**

Flower or window boxes must hang on the inside of the balcony for safety reasons.

Cabinets and the like provided on the balconies, may not be visible from the ground level.

It is not allowed to hang antennas, including satellite dishes on the facade or on the balcony.

## **8: Alterations in the apartments**

It is the owner's right to design or decorate the apartment as suited. However, there are a few rules to follow when changing something in the apartment. If the rules are not observed, the owner of the apartment can be held financially accountable for the affects as well as the corrections, so the apartment comply with the requirements listed above.

It is not allowed to adjust, remove or shade the exhaust fittings. Exhaust hoods, both with or without built-in motor can NOT be connected to the apartment building's exhaust system.

To maintain the pipes, water gauges and the down pipes, it must be possible to get access to the shaft at any time. The shaft is most often located between the kitchen and the bathroom.

The House Owner's Association maintains the telephone system (at the door). This is including the telephones in the apartments connected to the entry unless an error is caused by vandalism.

## **9: Front doors**

It is not allowed to block the front doors in the building (neither 1. Floor nor the front doors in the basement), so the doors are open without supervision, since it risk the possibility of unwanted people in the building (entering without the key tag). However, this rule does not apply to the janitors during working hours.

## **10: Windows and balconies**

Change of the properties exterior is not allowed.

Each owner is responsible for the maintenance (painting) of wooden windows, balcony doors and other exterior wood. The wood must be painted black with a paint, which is provided to you at the properties office.

Wood above and below the windows and balcony doors must be painted with the same black paint as doors and windows. Similarly, the partition walls between the balconies must only be painted with the gray paint that also is provided to you at the properties office.

Plates over and under the balcony windows must be washed, and only painted if absolutely necessary. Also this particular paint is available at the properties office. It is for the owners to lubricate hinges and fittings for windows and doors at least once a year. Lack of lubrication can cause individual repair costs for each owner. Windows that are plated/covered with aluminium may NOT be painted on the outside.

### **11: Animals**

Dogs must be leashed on the building's common areas and any droppings must be removed.

Wild animals and birds, etc. may not be fed at property areas.

### **12: Awnings**

Awnings on balconies must only be installed in agreement with the owner's association board. Contact the landlord for approval of the marquise's appearance.

### **13: BBQ / grilling**

It is NOT allowed to use charcoal grills on the balconies because of smoke problems. Grilling can be done on roof terraces of 26A 5th floor and 26F 6th floor.

Grilling is NOT allowed at the roof terrace 1st floor between of 26F and 28 towards Nygårdsvej.

### **14: Laundry**

The laundry is only for Drejøgårdens residents. The machines must be emptied immediately after use, so queue formation is avoided. The laundry must be left in nice and neat condition. It is recommended to use the house soap that is specially designed for soft water.

### **15: Smoking**

It is not allowed to smoke on the property's indoor common areas excluded, however, the common room (fælleslokalet) in the basement 26 F.

### **16: Roller skates**

To avoid damage to the soft asphalt, it is NOT allowed to drive on roller skates in the parking zone and courtyard.

### **17: Walkways**

These are escape routes in case of fire and must be kept free of storage, including footwear. If things are not removed after one single warning, they may be removed from the property without any further warnings.

### **18: Basement room**

It is illegal to store inflammable material such as oil, gasoline and gas in the basement rooms.

## **19: Roof terraces**

The property has 3 roof terraces: 26A 5th floor, 26F 6th floor and between 26F and 28 1st floor. For all three roof terraces, use must not be a nuisance to the other residents (ie no extensive noisy or music). The shared toilet is located in the basement in 26F.

The roof terraces must be left tidy. Empty bottles and other packaging must be removed after staying on the roof terraces, and ash and coal residues must be placed into the metal bucket.

Especially for the roof terrace between 26F and 28 1st floor, no grilling is allowed and stay is only allowed during the period 8.00 - 22.00. When grilling on the other two roof terraces, liquid lighter fluid must not be used, and it is not permitted to place your own grill or disposable grill directly on the tables.

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*As adopted at the Annual General Meeting September 28<sup>th</sup>, 2020.*