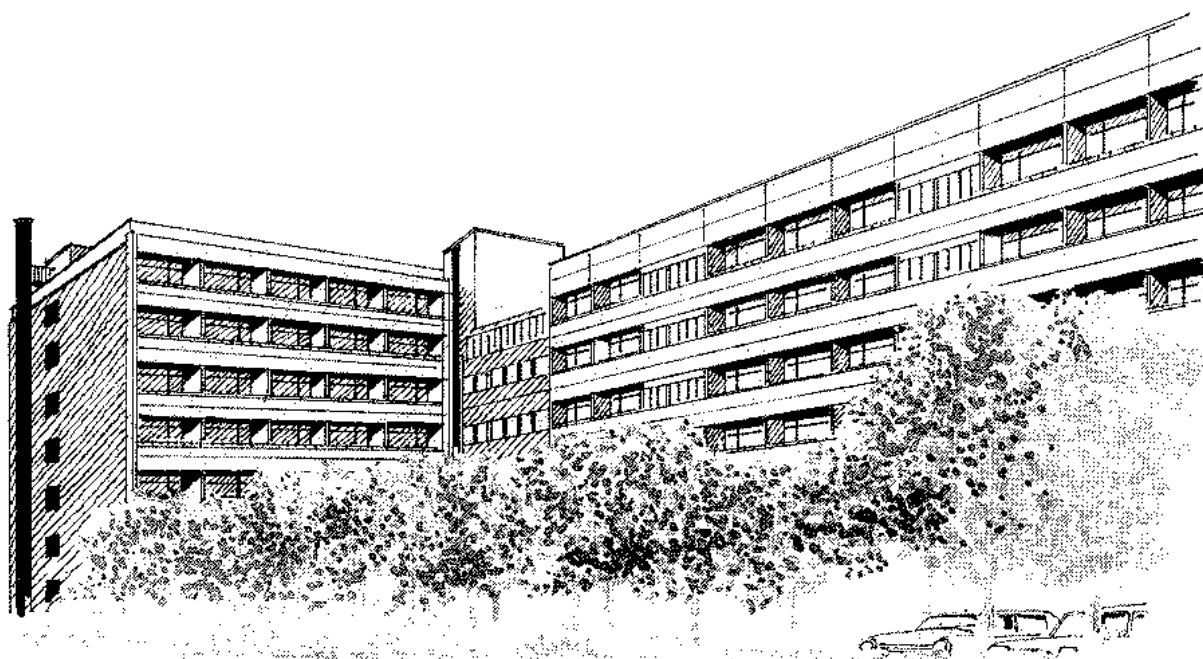


Ejerforeningen Drejøgården



(Association of owner-occupied flats – Drejøgården)

House Rules

These house rules are a translation from the Danish version.
The Danish version is the valid one.

April 2025

**Drejøgade 26F kld. * 2100 København Ø
Cell 25140719**

Mail: 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 §§ 27 og 32 of the homeowners' association statutes.

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. Other waste is sorted in the corresponding containers, which can be found in the waste room at 26F towards the exit to Drejøgade. Waste that is too big for the shafts, including pizza trays, must be handed in at the same place.

Bulk waste is referred to at Borgervænget's Recycling Station located approx. 1 km away.

It is strictly 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.

No changes may be made to the vertical pipes for waste and riser systems. If major changes are to be made to the horizontal pipework (the section that is not vertical), prior written approval must be obtained from a consulting engineering firm approved by the board. The cost of such approval is borne by the owner.

If radiators are modified, this must be approved by the property's plumbing contractor—including the replacement of valves. This approval is at the owner's expense. Incorrect valves or other unsuitable modifications may affect heat distribution in other apartments. Any costs for restoring proper function will be charged to the owner.

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.

When renovating owner-occupied apartments, it is (as always) the owner's responsibility to ensure that hallways and other common areas are kept clean, and that bulky waste and other debris are promptly removed. The board reserves the right to charge

the owner for repairs, extra cleaning of common areas, or removal of bulky or construction waste.

Reference is also made to sections 2 and 3 of these house rules and to the homeowners' association statutes, particularly §25, §26, §27 section 4, and §27 section 5.

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.

It is not permitted to install a key box without prior approval from the caretaker. In such cases, key boxes must be placed where directed by the caretaker. Key boxes installed without such approval will be removed without further notice.

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 caretaker for approval of the marquee'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.

20: Renting

It is permitted to rent out your apartment. In the event of a rental, it is the owner's responsibility to inform the tenant about the rules of the property (refer to the website and provide the house rules). Furthermore, the owner must ensure that the tenant's contact information is submitted to the caretaker. The owner is always responsible for the tenant's actions within the property.

Rental is also subject to the homeowners' association statutes §27 section 6, §29, and §30.

As adopted at the Annual General Meeting April 24th, 2025.