



HOUSE RULES

For

Association Tranebærhaven

Matr. Nr. 11c. Tranegilde

Vejledalen 50-80

May 2023

GENERAL HOUSE RULES

With reference to the condominium act, every condominium owner is requested to observe good conduct and order in the property, as prescribed by the condominium association.

VIOLATION OF HOUSE RULES

Should the property's board become aware of a violation of the following house rules, the respective condominium owner will immediately receive a warning, and in case of repeated violations, the owner may be required to vacate their condominium, possibly through legal action, with the help of the court, section 9 of the articles of association. **The responsible individual will be held liable for compensation for any damage to the property or related buildings.**

OFFICE

The office in block C is intended as a service facility for the owners. Opening hours are Wednesday - even weeks between 6:00 PM - 7:00 PM and odd weeks between 8:00 AM - 9:00 AM.

WASTE

The waste shafts may only be used for household waste enclosed in a sealed plastic bag. The waste shafts cannot be used on Mondays between 7:00 AM and 1:00 PM due to container emptying. Bottles and glass should be deposited in the glass container. Newspapers, paper, and cardboard should be recycled in the designated containers. Cardboard boxes should be flattened or cut into pieces. Furniture should be disassembled or broken into pieces. Chemicals, paint residues, and similar items should be placed next to the chemical cabinet in the environmental courtyard. Larger items, such as discarded furniture, should be placed in the large container. Try to have the supplier take away old appliances when replacing them. Larger quantities of waste (e.g., during moving) can be removed at the owner's expense by the caretakers.

BATH AND TOILET

Nothing that can clog drains should be thrown into the toilet bowl. Drains should be kept clean. All horizontal pipes leading to the downspout, as well as drainage and plumbing installations

inside the apartment, are the owner's responsibility, and the owner must bear the cost of repairs.

WINDOWS AND DOORS

Residents should report broken windows to the property office. All doors equipped with door closers should be closed and should not be propped open with mats or similar items.

Windows in storage rooms should be kept closed, as well as doors to individual storage rooms and access doors should be kept locked.

CARPET BEATING, QUILT AERATION AND WASHED CLOTHES

Carpet beating and aeration of bedding should not take place from windows or stairwells.

Residents are directed to use the rack by the playground and at the end of block F. Furthermore, drying clothes outside of windows is not allowed.

NOISY TOOLS

Noisy tools may be used from Monday to Friday between 7:00 AM and 7:00 PM, Saturdays between 8:00 AM to 3:00 PM. Noisy tools are prohibited on Sundays and holidays.

MUSIC

Loud music, etc., is not allowed between 10:00 PM and 7:00 AM. Playing music or loud music in outdoor areas is not permitted, as it causes a disturbance.

It should be noted that it is not only the board's responsibility to enforce this but also the owners must ensure compliance.

PERGOLA

Grilling is only allowed at the pergola, and a maximum of 15 people (per group/household) are allowed in the pergola.

It should be noted that it is not only the board's responsibility to enforce this but also the owners must ensure compliance.

STROLLERS AND BICYCLES

Strollers and bicycles, etc., must not be left in walkways or stairwells, except that strollers may be placed in designated areas in the stairwells. Bicycles and scooters must not be placed on the walkways but should be placed in the designated racks in the courtyard or in the bike cellar at both ends of block D, or in their own storage room.

PLAY AND BALL GAMES

Children's play should take place in designated playgrounds and must not take place on stairs, in basement corridors, or in other areas that may cause inconvenience. The use of dangerous play equipment such as slingshots, crossbows, or similar items is prohibited. Writing or drawing on walls, doors, or stairwells, as well as any other damage to the property and its furnishings, is not allowed. Ball games against the walls are prohibited, and residents are directed to use the lawn. Climbing on the property's buildings is also prohibited.

PETS

Loose dogs are not allowed on the property's area. Walking dogs and cats on the property's grounds is prohibited. Feeding animals and birds is also prohibited due to the risk of attracting rats.

POLLUTION

Any form of pollution or damage to the property is prohibited. Items that emit odor, noise, fire hazards, or similar threats to the property or its residents must not be placed in the property. Footwear, toys, and the like must not be left in the stairwells. Cigarette butts must not be

thrown out of windows. If a resident is responsible for polluting the stairwell, entrance level, or basement corridor, the necessary cleaning must be carried out immediately by the resident or at the resident's expense.

ANTENNAS

The board may grant permission to a condominium association member who is a licensed amateur radio operator to install a rod or wire antenna on the roofs of the buildings in accordance with the conditions issued by the board. Applications for antenna permits should be submitted to the board in writing.

SIGNAGE

Signage is not permitted without the board's permission. Residents are directed to use the bulletin boards in the stairwells.

DOOR INTERCOMS

Door intercoms can be installed when the residents in a stairwell agree. All expenses for the installation and maintenance of door intercoms will be borne by the residents of that stairwell. Before door intercoms are installed, the project must be approved by the board. In case of a lack of maintenance, the condominium association will carry out repairs at the owner's expense.

PARKING

Parking is only allowed in designated spaces in the parking lot. Campers, trailers, etc., should be placed in the designated spaces at block E & F, which should be marked with apartment numbers. Motor vehicles driving on paved areas are strictly prohibited. Only registered vehicles are allowed in the parking spaces.

CARPORTS AND ADDITIONAL BASEMENT STORAGE

In the condominium association Tranebærhaven, carports and extra basement storage rooms are available. It is possible to be added to the waiting list for both. Inquiries should be made to the administration, which will add residents to the waiting lists.

When there is an available carport or basement storage room, a notification will be sent to the top 3 on the waiting list. They will have 14 days to respond with a yes or no. If the top person on the waiting list wants the available unit, they have the first right. Then, number 2, and so on.

If no response is received within the specified time frame, the person will be removed from the waiting list.

If you do not have a carport or additional basement storage room, you have priority over residents who already have a one.

Carports may only be used for registered motor vehicles. A sign with the vehicle's registration number must be displayed in the carport.

THE AREA

The area is under the protection of the owners. Movement should only take place on roads and paths. Cycling, electric scooters, and scooters riding in the courtyard, on paths, and sidewalks are prohibited. Breaking branches, trimming trees or bushes, and picking flowers are strictly prohibited. The sand in the sandboxes on the designated playgrounds must not be removed or contaminated. Throwing paper, bottles, and other objects is strictly prohibited. **Noisy behavior is not allowed after 10:00 PM.**

HOUSE RULES FOR COMMON FACILITIES

COMMON FACILITIES

Common facilities include the table tennis room in block D, the tennis court by block A, the billiard room in block B, and the fitness room in block D. Access to these facilities is granted by using a special electronic key called the x-key, of which only 1-2 units are allowed per apartment. All residents have equal rights to use the common facilities. There must always be a resident present when using the facilities. Pets are not allowed in the fitness room or on the tennis court. Throw away of paper, bottles, and other objects is prohibited. All common facilities must be left in a cleaned condition.

Damage caused while using common facilities should be reported to the property office or by submitting a note. Residents are expected to use the toilet and leave it as if it were their own. All doors equipped with door closers should be closed and should not be held open with mats or similar items. All common facilities must be locked after use. The use and presence in common facilities between 10:00 PM and 7:00 AM is prohibited. **Children under 14 years of age are only allowed with individuals over 18 years of age.** Personal valuables brought into common facilities are at the residents own risk.

For all common areas, if vandalism, abuse, or other violations of the house rules occur, the resident in question will be charged 300 DKK per commenced hour that the caretakers need for cleanup. This applies, for example, to throwing cigarette butts out of windows or disposing of kitchen waste in the environmental courtyard.

VIOLATION

If the board becomes aware of a violation of the above and below mentioned provisions, the respective owners will immediately receive a warning. In case of repeated violations, those individuals will be denied access to the common facilities. **The person responsible for the violations will be held liable for any damage caused by their actions.**

KEYS

X-keys are provided upon payment of a deposit at the property office. It is strictly forbidden to have the issued x-key for common facilities duplicated or lend it to non-residents. If the board becomes aware of duplication, all keys will be confiscated. The board will then arrange for the locks to be changed and new keys to be made. This expense will be borne solely by the person responsible for key duplication in accordance with the statutes § 9.

TENNIS COURT, FITNESS AND TABLE TENNIS ROOM

The tennis and basketball court and the table tennis room are common facilities. The installed nets and equipment must be treated with due care.

BILLIARD ROOM

The billiard room cannot be reserved and must not be used to host organized parties. Bottles used in the room must be returned.

COMMUNITY ROOM

The use of community room must be pre-reserved with the caretakers and a reservation fee paid. A deposit and rent must be paid in advance when the key is handed out. This is for covering potential damages. The rooms must be left in a clean and tidy condition. The use of community room is otherwise subject to the relevant regulations.

LAUNDRY ROOM

The machines should only be used as indicated in the instructions and must be cleaned after use. Reservations are possible using an electronic key or the internet. Inquiries for purchasing and issuing keys should be directed to the property office. The reservation is only valid for 20

minutes after the booked time. The laundry room should not be used between 10:00 PM and 7:00 AM. Payment is made along with the common expenses.

NOTE:

IN QUESTIONS OF DOUBT, IT'S THE DANISH VERSION OF THE HOUSE RULES THAT APPLIES

Adopted at regular general meetings:

30-04-1991

1998

30-04-2009

07-05-2018

08-10-2020

31-05-2023