

Owners' Association

Ejerforeningen Tuborg Havnepark C

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In pursuance of the regulations of § 23 the board of the Owners' Association of **Ejerforeningen Tuborg Havnepark C** (no. 9-14) ("The Board") has stated the following:

House Rules and Regulations

House rules and regulations ("House rules") apply as a supplement to the regulations of the Owners' Association, which are registered charges according to the articles of association § 27.

The House Rules apply for the Members of the Owners' Association ("The Members"), persons in the Members' households and those who are given permission to the property by the Members (including visitors and craftsmen etc.)

The Regulations and the House Rules equally apply for tenants according to § 20 in the articles.

The House Rules are revised by the Board from time to time within a suitable timeframe and the Members will be noticed about updates.

1. Stairways and elevator

- 1.1 The elevators are reserved for transport of persons, and the doors may not be blocked. Each Member is responsible for - and must see to - that the elevator, stairway etc. are not harmed during relocation and the like. Each Member is also responsible for cleaning windows and carpets soiled by the Member's pet.
- 1.2 The Fire Regulation dictates that nothing is placed and left behind on stairway landings, hallways, in rooms with technical installations and in other common areas. According to this rule mats, shoes, prams, and other equipment must be kept within each resident's apartment. Such articles will be removed without warning by the Janitor.

2. Parking - and basement areas

- 2.1 Bicycles and prams must be placed in the bike store in the basement. (Outside the bicycles must be placed in the designated bicycle racks).
- 2.2 Parking in the parking garage must take place within the marked area of each Member. The garage is only for vehicles (including cars, motor cycles or trailers). All other storage like tires, luggage, moving boxes etc. is not allowed. (According to the Fire Regulation no storage is allowed).

Due to the scarcity of parking slots outside, each vehicle must be placed within the lines of the designated marked parking slots in front of the building.

3. Balconies and terraces

- 3.1 Throwing of articles (including cigarette butts and pouring of liquids) from the balconies is not allowed.
- 3.2 The Members must show consideration for the property as well as the other Members when using outdoor barbecues. Barbecuing by coal is not permitted on the balconies and on the terraces.
- 3.3 Lighting on balconies and terraces must not be of disturbance to other Members.

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4. Particularly on garbage and renovation

Please be aware of the distinctions between "the garbage chute", "recycle room/dumster space" and "dumster space for bulky refuse".

- 4.1 The garbage chute must only be used for garbage wrapped in bags. Do not throw bottles in the chute. Larger items must be brought to the dumpster space. The garbage chute cannot be used for dumping wet, dirty or unwrapped items.
- 4.2 In the dumpster space each Member must sort the refuse in the designated containers for refuse, glass items, and newspapers, magazines, and circulars. (Dumping of cardboard and the like is not allowed in the container for newspapers).

- 4.2.1 The container for garbage (at the end of the chute) should only be used for normal garbage. Wet or dirty garbage must be wrapped separately in a bag. Sharp and prickly items must be wrapped responsibly. The garbage should be effectively compressed.

- 4.2.2 Glass items must be dry and placed in the designated box in the dumpster space. Wine - and spirits bottles must be placed in the designated bottle container.

- 4.2.3 Paper refuse (newspapers, magazines, and circulars) must be placed in the designated newspaper container. No items must be left next to the containers. Larger cardboard and the like must be placed as bulky refuse or removed by the Member.

- 4.2.4 Refuse which is not removed from the dumpster space by the external renovation must be removed by the Member without notice.

- 4.3 Bulky refuse may not be placed in hallways, on stairway landings, in basement areas (including the dumpster space, in the parking garage and in other parts of the basement) nor on outdoor areas. Bulky refuse can be placed next to the driveway to the parking garage no sooner than Sunday at 10 PM prior to Monday mornings in uneven week numbers, when bulky refuse will be collected by public renovation.

If any bulky refuse is left behind the Member must remove this at once without notice.

- 4.4 To keep the common areas of the building proper and tidy no waste such as cigarette butts, bottles and other refuse can be left on common areas. Each Member is responsible for tidying and cleaning up after usage.

5. Common Areas Outside

- 5.1 Driving in Tuborg Havnepark and on ramps for parking garages must be conducted with caution and with consideration and observation of security as well as noise.
- 5.2 Members may not further plant the park areas and the beds next to the property and these areas must be protected as much as possible. Persons and animals must be kept off the beds. Do not throw cigarette butts or other refuse on the beds. Playing with balls and other playful act must be conducted without harm to the grass blanket or plants.

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6. General Regulations

- 6.1 Usage of noisy tools (including drillers) can only take place from 8 AM to 9 PM. However, not until 10 AM on Saturdays and Sundays including public holidays.
- 6.2 Music and television should preferably be played with doors and windows shut, and always with a respectful noise degree without nuisance to the other Members, especially after midnight.
- 6.3 Please, advise if parties are held during weekends by posting a notice in the affected and adjacent hallways no later than two days prior to the event. After 2 AM the noise level must not be a disturbance to the other Members.
- 6.4 The Members are responsible for closing street doors, basement doors, and the garage gate, and must act responsible when strangers try to get access trough these doors.
- 6.5 To avoid flooding Members are obliged to keep the drains from toilets, washing machines, showers, and sinks clean. Please take care of what items are washed down the sink and toilets to avoid blockage of waste pipes.
- 6.6 Any leaks or damage to common installations of water, electricity, heating, drains, and the gate to the parking garage must be reported immediately to the Caretaker. Members are not allowed to perform any operations on installations on common area.
- 6.7 Smoking is not allowed on all indoor area, including the parking garage, elevators, stairways and in the basement.
- 6.8 No technical equipment and the like can be installed on common areas without a written approval from the Board.

7. Observance of House Rules

- 7.1 In case of intentional damage or vandalism, or vandalism originating in gross negligence the bill for repairs will be sent to the wrongdoer. Unnecessary wear and tear must be avoided.
- 7.2 If a Member fails to fulfill his/hers obligations according to these House Rules, including repeatedly gross negligence or reckless behavior towards other Members, he/ she can face a demand to move from the Owners' Association according to the regulations of § 24.

8. Relocation

- 8.1 When relocating to or from the property a lift is the only means to transport furniture, moving boxes and other items. The stairway and elevator cannot be used for moving goods. The only exception from this rule applies when an item can only enter the apartment via the main gate/door. The lift must be placed on the balcony protection, which must be protected from damage. The apartments on the ground floor are exempt from the rule of using a lift for relocation.
- 8.2 Each Member is obliged to – and has the responsibility of – noticing the Board about the date and time for relocation no longer than 8 days prior to the relocation. The

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Member or a respective party is obliged to check the hallways etc. for damage before and after relocation together with the board or a respective party.

Revised and approved
The Board
March 27th. 2011