

House Rules

Ejerforeningen Nordre Munkegård

Adopted at the ordinary general meeting on 6 May 2024

Translator's note: In case of any discrepancies between the English and the Danish texts, the Danish text shall prevail.

To ensure the general wellbeing of the residents, noisy and polluting behaviour is not allowed. All residents are responsible for their own behaviour as well as that of their household members and any guests, who must always reside and behave in the buildings and outdoor areas with due consideration for the other residents and these house rules.

In addition to the house rules, the Ejerforeningen (owners' association) board has drawn up various rules in respect of maintenance applying to all flats or to flats in specific buildings.

Residents must comply with any instructions given by the janitor and/or the board concerning the house rules.

The rules must therefore be complied with as follows:

Waste

The Ejerforeningen board will make containers available, cf. the requirements included in Gentofte municipality's waste management regulations. The board may make additional rules regarding the sorting of waste by residents.

Rules relating to the sorting of waste are published by signs near the waste collection islands, information on notice boards, on the website and in newsletters, etc.

If in doubt, please ask the janitor.

The board is required to inform residents of the waste sorting requirements.

All residents must sort their waste materials in compliance with Gentofte municipality's waste management regulations and the directions of the board.

Balconies (all balconies) and deck-access balconies

Do not paint brickwork, concrete floors and ceilings and parapets (the low walls alongside the edges of the balconies).

Original wooden boarding on the balconies may only be painted black as is the original boarding.

Avoid making the concrete floors wet as this will cause erosion. Consequently, flowerpots, vases and flower cribs must be lifted off the floor and watered without spilling.

This is also the reason that balcony floors and deck-access balconies must not be covered with any type of carpets, mats or other moisture-absorbing materials or coverings.

Do not store anything on the deck-access balconies.

Do not sprinkle with salt on the balconies and the deck-access balconies.

Glass-covered balconies in nos 76-86, 96-106 and 114-124

Windscreens in the railings must be made of a suitable material such as canvas, awning fabric or a similar material. Do not use nylon, plastic or fixed sheets. Damaged, damp-stained or discoloured canvas or cloth must be replaced.

Balcony flowerboxes

Due to the risk of something falling from the balcony, flower boxes must not be placed on the outside of the railing. Watering, planting and caring for plants must be done duly considering the residents living in the flats below. However, flower boxes can be hung on outside railings on ground floor balconies at Dalstrøget 76-86, 96-106 and 114-124.

Power tools and other noisy machinery

Use of any form of noisy tools may only take place between 8 am and 6 pm on weekdays and between 10 am and 1 pm on Saturdays, Sundays and holidays.

Domestic appliances must make as little noise as possible, for instance by using noise-reducing underlays. Use is restricted to the hours between 8 am and 10 pm, and otherwise used in a way that inconveniences neighbours and other residents as little as possible.

Absence

If a flat is empty for a long period of time, please contact the janitor to minimise any damage caused by water, fire, burglary etc. The janitor can also hold a spare key.

The small allotments

The Ejerforeningen has a few small allotments near Genvej along the Gladsaxe property line and along the Munkegårdsskolen property line.

The small allotments are managed by the janitor who once a year gives out an allotment on application by the residents. Only one allotment per flat and a yearly fee is payable to cover the cost of water and the removal of garden waste.

The Ejerforeningen board determines the fee.

Lifts (nos 76-86, 96-106 and 114-124)

Load limits must be observed. Children may only use the lifts for transport. They must not jump up and down when using the lifts as this may trigger the emergency brakes.

Feeding of wildlife

The feeding of birds, cats, foxes etc. by providing food etc. from balconies or terraces is prohibited because of the risk of rat infestation and the contamination this may cause.

Free open spaces and recreational areas

Recreational areas and the plants and trees in these areas are designed for the common good and as such they are the responsibility of the residents.

Moped riding in the areas is strictly forbidden.

Taking into consideration the parked cars and traffic in the parking and access areas, ball games etc. are played in the open spaces and recreational areas.

Garages

Garages are for housing of motor vehicles and not for storage of goods.

Doors must be closed when leaving the garage.

Grilling food

Using a grill on terraces, balconies or close to buildings is strictly forbidden.

Dogs and other pets

A household may have one dog or one cat. Owners must have their dog on a leash in the open spaces and recreational areas. Any droppings on the estate must be picked up immediately. It is presumed that the dog is well trained and not noisy. Animals must not cause inconvenience to the other residents by howling, barking or the like, also when their owners leave the premises.

Keeping exotic animals such as snakes, lizards, insects and spiders as pets is strictly forbidden.

Basements and staircases

Always keep basement doors locked. Always place bikes in the bicycle stands. Do not leave old bikes on the grounds or in the basements.

Due to the risk of fire, do not park mopeds with fuel in the basements. The same goes for other inflammable or combustible fuels or materials and any toxic solvents. It is strictly forbidden to store such materials in the basements.

Do not store any cardboard crates, furniture, beds, lamps, old television sets and other stuff in the basements outside box rooms or other locked rooms.

Playgrounds

The playgrounds are designed for children up to 12 years old.

Awnings

Awnings must be installed inside the balcony or terrace not on the exterior façade. The fabric must be suitable awning fabric, and it must not have a shining surface. Awnings should have muted colours and may be striped or plain. Damaged, damp-stained or discoloured awnings must be replaced.

Music

The sound of any form of music instruments, radios, televisions, computers and other noise-producing installations must be turned down so low as to not cause any inconvenience to the other residents.

If you hold a party, please inform the other residents in your own staircase and the neighbouring staircase. Place notices on the inside of staircase doors.

Parties/social gatherings etc. must be held with windows closed and duly considering the other residents.

Parking

The Nordre Munkegård parking spaces are private property and reserved for the residents and their guests. Park your car in the designated parking spaces and without any inconvenience to other vehicles and residents.

Do not park in front of garages.

Parking in front of your **own** garage near blocks 6 and 7 is allowed by the Ejerforeningen board for cars less than 5.1 meters.

If you get a permit, a sign must be placed on your garage door. Such sign is ordered, against payment, from the janitor who will also put up the sign.

Parking of commercial vehicles (yellow licence plates) in Nordre Munkegård parking spaces is only allowed if work is carried out.

Residents owning a commercial vehicle with yellow/black licence plates may park in the parking spaces.

An exemption to park a car in one of our parking spaces may be granted to an owner of a commercial vehicle (with yellow licence plates) from a company with CVR and P-numbers, provided such owner/household has no other vehicles.

The parking of cars, motorcycles, mopeds and bikes in the driveways, along the buildings and in front of entrance doors and waste containers is forbidden. Parking is also forbidden in the driveways and access areas of the high-rise buildings. These spaces are designed for access by police and fire fighting vehicles. Do not park vehicles in the turning areas either.

Park your bike in the bicycle stands. Mopeds and motorcycles can be parked near the bicycle stands using the kick stand.

Any signs at specific parking spaces reserved for parking of specific vehicles must be duly observed. Signs near specific parking spaces to the effect that only specific vehicles or specific types of vehicles may park there must also be complied with.

Terraces and gardens in front of ground floor flats in blocks 1 to 8

These gardens and terraces are part of the common areas which the residents of the ground floor flats can use provided they themselves maintain the areas.

Ejerforeningen and its workmen must always have unimpeded access to these areas for necessary works. Residents of the ground floor flats cannot claim any compensation for any inconvenience caused.

The height of hedges in and between terraces and gardens must not exceed 180 cm.

Due to the penetration and absorption of rainwater on the grounds, no plant or insect pesticides may be used in the common areas including the terraces.

After 3 December 2002, no fences, spruce stem fences or other artificial types of fencing may be installed, only hedges may be planted. On renewal or repair, such fences must be replaced by hedges.

Flush toilets and taps

Due to pipe noise – and not least the waste of water – no taps or flush systems may leak.

Avoid taking a bath after 10 pm. On replacement of toilets, showers, washing machines and dish washers, equipment must be selected that reduces the consumption of water as much as possible.

Drying of clothes

Drying and airing of clothes on balconies and terraces should only take place if such clothes cannot be seen by the other residents.

Washing of cars, bikes etc.

To let water safely penetrate the asphalt and other wearing surfaces, the washing of cars is only allowed at the washing space near the garages at block 2.

Effective date of these house rules

These house rules replace all other previous rules.

Violation is considered breach and for the tenants it may result in termination of their tenancies, whereas residents of owner-occupied flats may be ordered to leave their property.

These house rules have been submitted to the tenants' representative for comments and subsequently adopted at the general meeting on 6 May 2024. The rules apply from the date of publication on the Ejerforeningen website.