

HOUSE RULES

For the Owners Community Fyrholm

Fyrholm is a small community - an island - where many and different people live close together and share many things. To create a nice and comfortable living environment where we respect each other and one another's differences, it is important that we all care as much as possible about one another and that we all do our utmost to protect Fyrholm's common facilities, staircases, green areas etc.

In these house rules a few detailed rules are outlined in some of the areas where one shall not forget to show consideration. The house rules can be changed at the owner community's General Assembly Meeting.

When all acknowledge the necessity of being considerate towards each other, this will create a sense of safety and satisfaction. And we can keep maintenance costs and rent at a minimum, if all cooperate in keeping the buildings and the green areas in a proper condition.

1. When listening to the radio, television, CD player or playing a musical instrument, please do so with respect for your neighbours.

When you install loudspeakers on a wall, please bear in mind that you (might) have a neighbour on the other side of the wall, and always remember that sound can go through walls.

2. Noisy behaviour should be limited and completely avoided after 22:00. At special occasions, parties and such, please seek your neighbours acceptance and please show special consideration after 22:00, by f.ex. not opening your windows while your CD player is playing at max. volume.

3. Use of noisy electrical tools is allowed between 09:00 and 19:00.

4. The yard area is for everybody's use and you should therefore show consideration to your neighbours. It is not allowed to cut or walk through the plants.

Noisy behaviour is not allowed here.

5. If any damage occurs on the property area, then the respective owner/tenant responsible for the damage shall report this to the administration as soon as possible.

6. Main doors and doors to the basement shall be kept locked.

7. Radio and TV aerials may not be set up without prior agreement with the administration.

8. Due to rat danger, it is not allowed to feed birds or other animals on the common areas.

9. Garbage shall be sorted and treated as informed by the administration.

10. It is allowed to keep a dog or a cat, if the pet has been registered with the owner community's administration.

For permission to keep a dog or a cat, the following rules apply:

- a) You can only keep one pet pr. household.
- b) Dogs have to be insured.

- c) Dogs shall carry a dog signage (including name, address and telephone number) in the community area, so it is possible to identify and contact the owner.
- d) Owners of pets are obliged to fix/cover damages caused by the pet.
- e) Dogs shall be kept in a leash in the common area.
- f) A pet may under no circumstances disturb any neighbour with constant noise.
- g) Please clean up after your pet in the common area. The central lawn in the yard should not be used for this purpose.
- h) Failure to comply with the above mentioned rules will cause your pet permission to be revoked and the pet shall be immediately removed from your flat.

11. The parking basement may only be used to park a single registered vehicle per parking booth, where a lease contract has been made with the owner community, and for passage to the basement rooms. All other usage of the parking area, such as play or storage, is not allowed without permission from the administration.

11.1 Parking booth numbers from 1 – 150 may only be used for private cars, from 151 and onwards for motorbikes and special vehicles approved by the administration.

11.2. If an owner of a flat wishes to pass his parking booth contract on to a buyer of his flat, he may do so. The new owner of the flat will in this way bypass the waiting list. Only **one** parking booth per flat can be passed on this way, though.

12. All traffic in the parking basement shall be in accordance with the below mentioned rules:

- a) Parking of a vehicle shall be within the painted limits of the parking booth. The edges of the car may not surpass these.
- b) You may only drive in the defined one way direction.
- c) Please drive safely and at a maximum speed of 15 km/h.

Failure to comply with these rules will result in a written warning, and if repeated, the lease contract will be terminated.

12.1 It is not allowed to repair or wash your vehicle in the common area.

12.2 Rules for waiting lists to the Parking basement:

Your can be added to the waiting list by writing to the administrator (www.admdk.dk).

There are two separate waiting lists, one for cars and for motorbikes/special vehicles.

Booths will be allotted according to sign up date, but flat owners with no prior booth will have prerogative.

13. Please do not leave any items in stairwells, entrances, or basement aisles.

14. Parking of bikes may only be done in the designated bike parking areas. Bikes parked outside these areas will be removed by the administration. The administration has authority to periodically remove unused bikes.

15. Motorbikes may not be parked in the yard. Failure to comply with this will result in removal of the motorbike, at the cost of the owner.

16. Ground floor flats with an exclusive right to a part of the common area (terrace or balcony, as outlined in §25 of the statutes) shall use this with consideration and discretion, f.ex. not use it as a storage area, and not lean bikes against the walls.

17. Kid's toys used in the yard must after use be placed in the storage room in one of the two basement descent towers or in the playground.

As passed at the General Assembly on May 22nd 2008