

Ibstrupparken III

House Rules



"This translation of the House Rules is provided as a service to residents who do not understand Danish. In case of any discrepancies between the Danish original and the English translation the Danish original takes precedence."

1. GENERAL RULES

It is illegal to drop waste like paper, cigarette butts, cans, etc. on property areas including stairways, basements or grass areas.

It is illegal to draw or paint on buildings or other joint property like doors, fences etc.

Please park bikes in the property bike racks or bike rooms in the basements. They should not be left by the fences or in stairways. Also, please do not leave child carriages in the stairways.

Mopeds and motorcycles must not be parked in the basements, but can be parked in the "pergola" rooms, as long as there is space.

Cars should be parked in the clearly marked areas. It is illegal to park in areas that are marked for turning. Every apartment has the right to park one car in front of the property. Please park additional cars off the property, for example at Ibstrup Torv or Smakkegårdsvej. When a car owner washes or repairs his or her car it is mandatory for the owner to thoroughly clean after him or herself to ensure pollutants are not left on the ground.

Excluded from the above parking regulations are personalized transport equipment's that have derogation according to the Service Law or equivalent separate authority and which needs complete restoration when the member's membership of the association ends.

Please do not feed any birds or animals from windows, balconies or bird boxes on the property due to the risk of rat infestations.

It is illegal to install antennas or TV discs on the buildings.

It is allowed to install awnings on balconies, which are turned to the west. The awnings should be of a type that has a bended arm with or without a motor. The awning should have an automatic safety switch that withdraws the awning in heavy winds. A professional must install the awnings. The awning must be installed on the front of the underside of the balcony above or on the rafters on the 2nd floor. An authorized electrician must do any electrical work associated with installing awnings.

When changing existing awnings the awning material must be unicolor royal blue.

Management (The Board and The Qvortrup Administration A/S) has the right to demand that awning material should be changed due to disrepair, age and dirt or if the awning material is the wrong color. Management also has the right to demand an awning taken down if it is inadequately setup, in disrepair or the wrong color. If the owner or renter does not remove the awning when requested to do so, the management has the right to have it removed or changed at the owners or renters expense.

It is only allowed to install glass or acrylic sheets, unicolor royal blue or naturel awning material on the side balconies or French balconies.

Correct colors designated by the companies SEGA and Profile Markiser.

Please do not dry clothes over the sides of the balconies.

Please do not beat or shake rugs from the balconies.

2. QUIET

All noisy behavior must be stopped from 9 pm to 7 am, this includes the use of laundry machines. The sound from TV or music must be lowered from 10 pm to 8 am. Noisy work with drills or hammers must be stopped between 7:30 pm and 8 am.

Residents who are bothered by noise from other residents can talk to the landlord or superior after asking noisy people to be quiet does not work. Management can then take steps to bring this under control following the rules in paragraph 4 and 15.

3. DOGS

It is illegal to have a dog or to take care of a dog. No exceptions!

4. TRASH

Trash chutes should only be used for ordinary household trash, which is kept in closed bags. Glass, bottles, sharp objects and medical trash like needles or stomie bags must not be thrown down the trash chutes – not even inside bags.

Residents are responsible to have additional trash removed on their own.

Bottles and newspapers must not be thrown down trash chutes or left in the trash rooms. They should be removed from the property. It is recommended to throw them in the bottle or newspaper containers Gentofte County has provided.

Do not leave larger items like furniture, doors, carpets, bags, boards, boxes etc. in the property's garbage rooms or in the basements, but only in the container at the gable to Smakkegårdsvej 205. For large furniture or large quantities of furniture and materials from renovation, relocation, etc. the removal happens on the owners account to the municipal recycling center, Ørnegårdsvej 15, 2820 Gentofte or using municipal bulky waste services.

5. LAUNDRY ROOM

The property washing machines and dryers should only be used by the residents. The residents can only use the washing machines from 7 am – 9 pm due to noise.

It is illegal to damage any machines. Mishandling will lead to demands for compensation.

Please clean the laundry rooms and dryer filter before leaving the rooms.

When clothes are drying in the dryer room, the window must be opened, and when removing the clothes from the dryer room, the window must be closed. Please close all doors and turn of the lights to laundry and dryer rooms before leaving them.

Please refer to the rules for sharing the laundry rooms.

6. INTERIOR ALTERATIONS

In the statutes of the association Ibstrupparken III § 4 and § 6, the situation regarding internal alterations and modifications is described. This means that in the statutes, those individual modernizations, rebuilding's and conversions related to masonry work, plumbing and electricity **MUST** be carried out by authorized and professional craftsmen. The Board recommends the association's own craftsmen (masonry, plumbing and electricity) to perform the work, since they are familiar with the installations.

Every owner of a condominium is in the implementation of the above work obligated to seek any approvals necessary from the municipality and authorities before starting work.

If the work is not done properly and professionally in accordance with applicable regulatory requirements, it will be considered as a breach, and you will as owner of the apartment be met with a requirement to repair and restore for your own expense if necessary. Restoration can take place via the owner's mortgage mentioned in article § 4.

If the modernization or redevelopment interferes with property's common components, such as the soffit, the association's permission should be obtained before starting work.

7. OPERATIONEL DISTURBANCES

All operational disturbances, including troubles with water or heat, pipe leakages etc. should be brought to the superiors or administrations attention as fast as possible. If it happens on a weekend or during the holidays please contact on-call VVS or electrician as written on posters in the stairways. If repairs require access to one or more apartments then access to the apartments will be requested.

If access to the apartments is not achieved in a reasonable time frame due to the inhabitants being unavailable – for instance due to traveling – board or inspector in agreement with the administration can gain access to the apartment by a locksmith. Any expense for this use of a locksmith will be covered by the owner's society.

8. RENTAL OF APARTMENTS

If an apartment is rented out, it is mandatory on the owners to inform The Qvortrup Administration A/S of their new address.

Renters must follow the house rules. Please add a clause to mention the house rules in the rental contract.

9. CHANGE OF OWNER

If an apartment changes owner then The Qvortrup Administration A/S must be informed of this along with the name of the new owner. The seller must transfer the existing house rules and regulations and all kinds of keys to the apartment, basements etc. and payment chip to the laundry to the new owner.