

Ejerforeningen 10 am Frederiksberg

Ndr. Fasanvej 60 – 66, 2000 Frederiksberg

Postal address Ndr. Fasanvej 66, 2000 Frederiksberg

www.ef10am.dk



HOUSE RULES

The HOUSE RULES are established by the Board of Directors and last revised in 2022.

We hope for the positive attitude and participation of the residents' in the HOUSE RULES for the benefit of everyone on the property. In addition, every resident should, in the common interest, observe what normally belongs to good house rules and comply with what is required to do so by the property administrator, caretaker or the association's Board of Directors. Questions on a daily basis should be directed to the Administrator or caretaker.

The Board reserves the right to change the House Rules on an ongoing basis to the extent that it benefits the majority of the property's residents.

*Last edited October 2022
Board of Directors*

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Behavior on the property

The property has 96 apartments. In order to achieve a good and positive environment on the property, it is important that we show mutual consideration, tolerance and respect. The common rules of conduct appears in the House Rules, which we ask everyone to read thoroughly and not least comply, so our property becomes a nice place to live.

Noisy behavior on the property in general as well as prolonged stays on stairs, entrance and in the elevator are not allowed.

It is not allowed to play loud music or the like or have other noisy behavior for open windows and doors so strong that it is a nuisance to the surrounding residents in general.

Parties must be announced in writing one week in advance with the date and start/end time. Notes should be hung in neighboring stairwells as well.

With general consideration for fellow residents, it is expected that the property will be quiet from 11:00 p.m. to 6.00 a.m. Privately installed household appliances etc. may not be used during this period.

Waste management

Waste must not be thrown on the property's area but must be placed in the waste containers in the waste rooms.

The property is required to sort garbage according to Frederiksberg Municipality's regulations.

See [Frederiksberg Municipality's sorting guide](#).

This includes rules for bulky waste and hazardous waste. The Municipality can impose fines on the association for defective sorting.

There is a waste room at each stairwell towards Nordre Fasanvej with containers for sorting food waste, cardboard, paper, metal, plastic, batteries and residual waste. In the waste room at stairwells 62 and 64 there is a container for small electronics. At stairwells 60 and 66 there are containers for glass and bottles. Bottles, glasses, plastic tubs and metal cans must be empty before being placed in respective containers. This is due to odor nuisance and health risks. Doors to waste rooms and waste containers must be kept closed to avoid odors, rats and the like.

Squeeze cardboard packaging together so that it takes up as little space as possible!

When using the property's waste chute or containers in waste rooms for residual waste, the waste must be carefully wrapped so that the packaging does not break, thereby causing unnecessary dirt in the waste chutes and the container at the bottom. Defective packaging causes unpleasant odor nuisances and can pose a health risk.

The chutes may **not** be used between 11:00 p.m. and 6:00 p.m. The chute door should **always** be closed after use.

Spills should be removed and, if necessary, cleaned after use.

Bulky waste and environmentally harmful waste

Waste, which is not household waste, e.g., curtain rods, cupboards, chairs, televisions, etc., is considered bulky waste and must be placed in the yard at no. 66. Bulky waste is currently collected every second week.

Environmentally damaging waste, such as paint, fluorescent lamps, larger batteries, various chemicals, construction waste, sanitation, etc., must be delivered by the residents

themselves to Frederiksberg Municipality's recycling centre or to the Environmental Car when it is in the area. Frederiksberg Municipality regularly provides information on waste management. Information on waste management can also be found on Frederiksberg Municipality's website.

A hazardous waste locker has been set up at the area where bulky waste items can be placed. The cabinet can be opened by code, which is communicated to all apartment owners.

Balconies/Roof terraces

Do not place anything on the outside of the balcony. Balcony boxes and the like should be placed on the inside of the balcony.

The walls and ceiling may be painted, but only in shades of white. Woodwork must be kept in black or alternatively white/grey shade.

- The balcony must **not** be used as a storage room.
- When drying clothes use a drying rack with a max. height of 1 meter.
- Satellite dishes may **not** be set up. See under Cable TV.

The residents of the 6th floor should be aware that the coating on the balcony is a thin rubber coating that does not tolerate sharp objects that can cut holes in the coating. Planters must be equipped with inner boxes so that plants don't damage the balcony floor.

The residents of the 6th floor have a duty to make sure that the drain on the roof terraces always cleaned so that rain - and in winter melt water - can run away.

Curtains/awnings

On the 1st-5th floor balconies, curtains, roller blinds and/or blinds may be installed, but only in the appropriate brackets. Do not drill into or mount brackets or lamps on the aluminum section.

According to the articles of association of the properties, awnings in light gray color may only be set up. Written consent from the board of directors must always be obtained prior to installation, cf. article 20 of the articles of association.

Barbecue on the balcony

Barbecues are allowed on balconies and roof terraces, if it is not a nuisance to other residents. Only electric or gas grills may be used.

Grills must be placed so that they do not destroy the aluminum facade, damage concrete walls, and on the 6th floor on a substrate to ensure that the rubber coating on the terrace does not damage.

Cable TV

The property is connected to YouSee cable TV.

The collection of cable fees (basic package) is done through the common costs. Purchase of other channels / cable packages is done at, and with direct settlement to, YouSee. The basic package can be terminated by contacting the administrator.

Satellite dishes

It is not allowed to set up/install satellite dishes.

Carpet beating and the like

Carpet beating etc. from windows and balcony is not allowed. Use the knocking rod in the yard.

Airing of bedding etc. on the balcony edge is not allowed.

Prams

Prams and pushchairs can be placed in the bicycle sheds or in the covered exit sections towards Guldborgvej.

Drills and other noisy machines

Drills and other noisy machines may only be used in the apartments during the following periods:

- Weekdays between 9.00 a.m.- 7.00 p.m.
- Saturdays between 10.00 a.m.- 3.00 p.m.
- Sundays and public holidays between 10.00 a.m. - 12.00 p.m.

Hammer drill / impactdrill can be borrowed by contacting the caretaker / board.

Bikes

Bicycles must be parked in the dedicated bicycle sheds as well as installed bike racks in the yard. Cycling guests can park along the wall towards Ndr. Fasanvej, but only as long as it is not a nuisance to traffic and the other residents.

Door phones

For security reasons - never let strangers into the property.

Elevators

The elevators may not be used for the transport of moving goods and the like, without at least one person in the elevator. This is to make sure nothing blocks the photocell and stops the elevator.

The property's elevators are equipped with "REM monitoring". This means that you can have two-way contact with the 24-hour control center by pressing the alarm button if you get stuck in the elevator.

Extractor hoods

Hoods with an engine must **not** be connected to the property's fresh air vents, nor are hoods with vents installed for the outer walls allowed of the property.

Extractor hoods with a carbon filter may be installed.

Feeding birds and cats

Feeding birds and cats is not allowed on the property, as the feed can attract rats.

Fireworks

Fireworks may not be set off on the property, including the roof terraces, or on the outdoor areas.

Grilling

It is allowed to grill in the yard, on balconies and roof terraces, as long as it is not a nuisance to other residents. See the individual points for details.

The property has a barbecue that can be borrowed. Remember when borrowing that you must clean the grill yourself after use.

If you grill in the garden and the accident occurs, you will find a fire extinguisher in the laundry.

Courtyard Garden

The courtyard is for the common use of everyone on the property. There are garden furniture, parasol, barbecue, and waste bins. All residents are of course welcome to grill in the courtyard when this happens without inconvenience to other residents on the property.

Pets and people are not allowed to move around in the plantings, and cutting branches or flowers is not allowed. The entire plant, planting, etc. are under the protection of the residents.

Ball games, etc. in the yard may only take place if it is not a nuisance to other residents and with care towards the property's planting and windows, etc.

Shoes, toys, etc. on the common areas

Shoes, toys, etc. may not be placed in the property's common areas but must be stored inside the apartment or in your own basement room.

Pets

According to the association's bylaws, it is allowed to keep pets in the apartments, provided they do not cause inconvenience to other residents on the property.

Pets are only allowed to move around in the common areas if they are on a leash or carried. This applies to stairs, entrance, elevator, basements, bicycle sheds and the property's outdoor area.

Pets are not allowed to move in the planting in the courtyard.

Pets must not be brought to the laundry.

Residents/caretakers of pets must make sure that the pet does not relieve itself in the common areas or onto the property. In the event of an accident it must be removed and, if necessary, further cleaning must be carried out.

Craftsmen

We recommend that residents use the property's associated craftsmen, due to their knowledge of the installations of the property. Information about names and addresses can be found on the noticeboard in the entrances.

Remember that it is your responsibility to clean after your own craftsmen every day, including common areas.

Entrance and stairs

To prevent theft/burglary of the property, doors must be closed and locked. People who are not connected to the property or people who are not known to the caller should never be let in via the door phone.

For fire safety reasons, it is not allowed to put these things on stairs, landings and in the entrance area:

- toy
- shoes and boots
- blossom
- Bikes
- Prams
- and other

Remember that these are common areas!

Only distributed advertisements and newspapers may be placed on the mailboxes in the entrance. It is not allowed to leave your own envelopes, brochures, packaging, etc. on top of the mailboxes.

The individual residents are obliged to carry out cleaning immediately if his or hers guests have caused contamination in the common areas of the property.

Basement and basement room

Each apartment has the right to use one basement room.

If new residents have not been informed of which basement room their apartment has the right to use, please contact the caretaker / board. It is not allowed to use a basement room without consent.

For fire safety reasons, storage of items must not take place outside your own basement room.

Wheelchairs and walkers

Wheelchairs and walkers can be placed in covered exit sections towards Guldborgvej.

Liberal professions

It is not allowed to conduct business in an apartment if it is a nuisance to the property's other residents.

Neighbor disputes

In the case of neighbourly disputes where you cannot talk to each other, any neighbor complaints must be made in writing and sent to our administrator.

Nameplates

Only the approved type of nameplates approved by the association may be used. These are ordered from the board.

Parking / parking basement

Parking of cars may only take place in the parking stalls. The 26 parking spaces towards Nordre Fasanvej belong to the owner's association and are reserved for the property's residents and guests. No spaces can be reserved, and no one has preference to park in the stalls.

Parking takes place on a "first come, first served" basis, and no apartment has more than one parking space. This applies to both private and possibly company cars.

Parking permit

Upon request, one parking permit is issued for each apartment (the parking permit must be visible in the car's windshield). A guest ticket is not required. The parking permit is primarily to protect against unwanted cars from outside. If the parking permit is lost, a new one is ordered through the board and payment is charged for a new one via the common expenses.

Parking basement

The parking basement under the property is an independent unit owned by a private parking company. Information about prices or agreement on renting parking space can be found on the sign on the garage doors.

The property's residents do not have priority for renting parking space.

Mailboxes

Mailboxes are located in the entrance area. Only distributed advertisements and newspapers may be placed on the mailboxes in the entrance area. It is not allowed to leave your own envelopes, brochures, packaging, etc. on top of the mailboxes.

Advertisements

Unwanted advertisements must not be left on top of the mailboxes but must be discarded in the waste rooms under paper waste.

For security reasons, never let strangers in via the door phone.

Cleaning

It is your responsibility to keep the drain from the sink and bath clean so that the water can run through. For cleaning drains, it is recommended to regularly use boiling water.

Craftsmen

Remember that it is your responsibility to clean after your own craftsmen. For long-term renovation projects, the common areas must be cleaned daily.

Renovation of own apartment

The owner may change, modernize and improve own apartment, including moving **non-load-bearing** walls, as long as it does not interfere with other residents. Remember any necessary consent as well as submission of project and drawings.

Read more about the rules for changes in section 18 of the Associations Statues.

During renovating, make sure to cover carpet coating on the landing, stairs and elevator. The carpet coating does not withstand brick and concrete dust. Common areas must be cleaned every day during the project period, and materials must be removed.

Construction projects must be notified in writing one week in advance with a date of start/end. Projects should be conducted on weekdays, rather than weekends. Put a note on the notice board in the entrance area in all stairwells at least one week before the work is scheduled to start.

Pay attention to the house rules for when noisy work tools may be used.

See "Drills and other noisy machines".

You must make sure to dispose of construction waste, toilet, washbasins, etc. This will not be removed as bulky waste, see the section "Waste management".

Smoking

Tobacco smoking is not permitted in the indoor common areas of properties, such as entrances, stairs, reposés, elevators, basement and the laundry.

Outdoor common areas

To avoid collisions with the concrete arches on the façade facing Nordre Fasanvej, residents are asked to use the entrance on the courtyard side when using larger vans.

It is not allowed to place caravans, trucks, trailers and the like on the property's areas. In case of temporary need to store

items in the common areas of the property, this must be agreed with by the caretaker / board in advance. The effects must be clearly marked with the name and apartment number.

Venting

Exhaust valves in the kitchen and bathrooms must be cleaned frequently and are recommended to be opened as much as possible. Residents are advised to ventilate diligently and limit the drying of clothes in the apartment, as well as make sure that all rooms are reasonably heated.

The Laundry

The laundry may only be used by the property's residents and is cashless. Each apartment has a "washing piece". Usage is charged monthly by the Administration along with common expenses.

If the washing piece is lost, a new one can be ordered via the caretaker or board. A new one is charged through the common expenses.

The machines cannot be started before 7:00 a.m. and after 9:00 p.m. Washing times can't be reserved.

Residents are to make sure to empty washing machines and dryers so that other users can use the laundry.

Others who are waiting to get a washing machine are allowed to empty a machine that is finished. If all machines are in use, a person waiting in the laundry has priority when machines become available.

The laundry must be left cleaned and washing machines must be cleaned of any soap residue and other items after use. Filter in dryers must be cleaned after use. See notices above the machines. Windows should be closed, and the door to the laundry closed when it is vacated.

Ventilation

The property is vented by mechanical ventilation that runs around the clock.

Changes of installations

In the individual apartments, no changes may be made to or installed / connected installations to the property's common installations (water, heating, electricity, ventilation or drains, etc.) without the approval of the board of directors – in accordance with article 14 of the articles of association.

When dismantling / replacing radiators or establishing underfloor heating with district heating, both the board of directors and Techem Danmark A/S must be contacted.