

House Rules for E/F Tuborg Sundpark

Goal

It is our common wish that Tuborg Sundpark is a nice place to live with room for individual needs and consideration for each other, where the simple and clean character of the buildings and the qualities of the garden are preserved.

These house rules have been adopted in order to create guidelines that can help owners, tenants and their guests to advance the goal. This English version is a translation of the adopted Danish version. If any inconsistencies between the two versions, the Danish version shall apply.

General principles

All residents, owners as well as tenants, as well as their guests are covered by the articles of association and house rules laid down by the general meeting as well as the board's recommendations.

The apartment, common rooms and areas around and between the buildings must be used in a way that does not bother other residents.

No signage, advertising, marking or the like may occur on doors, walls and common areas without the owners' association's approval.

Smoking is not allowed inside common areas of the buildings.

It is mandatory to notify the property's caretaker / administrator, immediately if damage occurs to installations, wiring or the like. It is important to limit possible damage caused by water e.g. by shutting off water supply in the stairwell service cabinet.

Advice, guidelines, important documents, photos and news can be found on the website of the Association: <http://www.tuborgsundpark.dk>.

Waste management

Waste must be sorted at the source. Reference is made to Gentofte Municipality's guidelines regarding waste sorting and to the website of the Association, under English: / waste management.

The waste chute is only intended for residual waste after sorting. Avoid contamination of the waste chute and the waste containers by only disposing of properly closed bags intended for waste.

All other waste must be sorted thoroughly and delivered in the relevant containers in the parking basements. Mixing of waste must be avoided:

- Biological waste may only be in the green plastic bags intended for the purpose. The green bags must not be used for other waste.
- Cardboard boxes must be folded and larger pieces of cardboard cut into smaller pieces.
- Plastic trays from meat and fish must be cleaned of residues and in closed plastic bags.
- Hazardous waste must be handed in the cupboard in the driveway to the parking basement in block 32.

Bulky waste must be removed by the owner at his own risk and at his own expense

Common areas

The common areas are private area maintained by the Association.

Residents may not prune the planting on the common areas or place lighting, works of art or anything else on common areas and in beech hedges.

It is not allowed to pass through the bushes or plants on the common areas to get to the Tuborg Line. Through traffic is only allowed along the paved access roads, paths and stairs.

Balconies and terraces

Works of art, lamps, flower pots or the like are not allowed to be mounted on the walls of the balconies or terraces or in the ceiling above the balconies.

Up to 2 heat lamps may be installed on balconies and terraces. They may be mounted discreetly on the steel beam above the sliding door and the window section and connected to the existing outlets. Suspended mounting from the ceiling can be agreed upon with a representative of the Board of the Association. Wall mounting is not permitted.

Sound travels easily from the balconies and terraces. It is therefore recommended that use of mobile phones on these should be avoided.

The grass area next to the terraces must not assume the character of a furnished terrace.

Christmas light chains and the like must be with fixed white light and may only be switched on from November 1, to February 1.

Awnings and Garden shed

Awnings may only be set up on the terraces on the ground floor and only as shown in the instructions found on the website of the Association under "Vejledninger/markiser".

Garden sheds may only be constructed on the terraces on the ground floor and in accordance with the instructions found on the website of the Association, under Vejledninger/haveskur.

Parking

Parking is not allowed outside the marked parking spaces. As only 0.5 parking spaces are allocated per apartment on the ground, the residents must to the greatest extent possible, use the private space in the parking basement. If a household has more than one car, one car must be parked in the basement.

Bicycles must be placed in the bicycle racks set up in the parking garages or outdoors. Outdoors, do not lean bicycles against buildings, beds or plantations. In the event of a lack of space in the bicycle racks, bicycles can be parked next to or in the owners parking space in the parking basement, but not next to other residents' spaces.

Storage

According to the fire protection code, the property's stair cases, lifts and other common areas are not to be used to accommodate private properties including

bicycles, baby carriages, shoes, car tires, garbage bags etc.

No outdoor storage is allowed.

The bathing jetty

The use of the private bathing jetty at Tuborg Linjen is only for the residents of the owner associations Tuborg Sundpark and Tuborg Kanal.

Larger groups, long stays and sunbathing on the bridge should be avoided.

The bridge is used at your own risk and a key to the lock on the bridge's gate is required for access.

Birds and pests

In order to avoid mice, rats and mess from big birds, feeding of birds are not allowed from the buildings.

Observation of pests (i.e. rats and mice) must be reported immediately to the caretaker.

Pets

Only ordinary domestic animals such as dogs or cats may be kept and only one domestic animal per housing.

Pets must be kept on a leash in common areas and any leftovers must be removed immediately.

Grill

Grilling is allowed on balconies and terraces if this can be done without causing inconvenience for other residents. Do not grill in windy weather and the use of charcoal grills is not allowed.

Burning stoves

You are only allowed to set up closed burning stoves and only in the apartments placed at the end of each building block. The owner is responsible for obtaining the approval of installation of the burning stove and the annual mandatory supervision by an authorised chimney sweeper.

TV and internet

The common cable TV and internet system is owned and maintained by TDC Net / YouSee. You can freely choose the provider of internet service, TV and program provider. Cable TV can be provided by YouSee.

It is not permitted to set up satellite dish or other external antennas.

Music

Exercise of or playing of music and other noisy entertainment is only allowed if it does not cause unreasonable inconvenience for the other residents.

Please show special 'night' respect between 22:00 p.m. and 07:00 a.m.

Parties are to be announced at least 2 days in advance to the neighbours and other nearby residents.

Lifts

The lifts are primarily to be used for transport of persons.

If used for other purposes please do so with caution, possibly with protective sheets, in order to avoid damage.

When moving in and out and during major repairs and renovations, a lift must be used over the balcony for furniture and materials, just as the balcony protection must be protected.

Noisy equipment

Use of lawn mowers, drilling machines and other noisy tools are only allowed between 8:00 a.m. and 19:00 p.m. Monday to Friday and between 10:00 a.m. and 16:00 p.m. on Saturdays.

The use of noisy gear on Sundays and public holidays should only take place if use is necessary and unavoidable.

Renovation, remodelling and maintenance

For renovation, remodelling and maintenance tasks, craftsmen and others must receive guidance on the rules for the use of elevators and noisy behaviour.

Craftsmen and others must be careful so that buildings, elevators and stairwells are not damaged or soiled. Waste or dirt on common areas must be removed / cleaned completely daily before leaving the building.

Any damage shall be reported immediately to the property's caretaker / administrator and shall be repaired.

In the event of major renovation and conversion, the client must take out appropriate construction insurance (enterprise insurance).

In the case of major works that may cause inconvenience to neighbours and the residents of the stairwell, they must be informed of the start and expected time required for the project.

First version approved at the board meeting of the owners association March 30 2006

Minor revisions took place in 2011, 2014 and 2019 and were approved at annual general assembly.

This new and updated version was approved at the annual general assembly on April 28, 2022.

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