

# House Rules for A/B Nyrnberggården

As a general rule, residents are requested to show due consideration for fellow residents and the property and grounds. Residents should refrain from actions that may harm or create a nuisance for others.

The following rules apply to owners and tenants/occupants:

1. Residents are responsible for keeping their apartments in good condition at all times.
2. The caretaker must be notified immediately of any installations for the supply of water, electricity or heating or any drain pipes that are defective or out of order. The owner of an apartment must reimburse the cooperative building society of any costs incurred as a result of his or her failure to report leaking cisterns, taps or similar installations.
3. When washing and drying laundry in the apartment, proper ventilation must be ensured. No ventilation ducts may be clogged up. However, outlets from old ice boxes may be walled up.
4. The property and grounds must be treated with due care and must not be damaged. Wilful damage will result in a claim for compensation. Front doors and doors leading to basements or lofts must be locked at all times. Defacing walls and woodwork with graffiti is prohibited and amounts to vandalism.
5. According to the fire regulations, no bicycles, prams or other items must be left in or on the stairways. No items must be left in the common areas. Residents must clean under their own door mats. Do not place mopeds with full tanks of petrol in the basement.
6. Parents are responsible for their children's conduct and use of the common areas. Only young children are allowed to ride their bicycles on pavements and lawns, subject to parental supervision.
7. Residents must not turn on the radio or television or similar devices with the windows open or disturb other residents in any other way. The same applies to noisy entertainment.
8. Residents may only operate noisy machinery between the hours of 8 am and 7 pm on weekdays and between the hours of 10 am and 4 pm on Saturdays / Sundays and holidays.
9. When driving any type of vehicle on the grounds, residents must exercise due care and show the greatest possible consideration for other residents. In all other respects, the Danish Road Traffic Act shall apply.

10. Prams and bicycles must be placed in the designated bicycle racks and rooms for prams.
11. Cars and motorcycles must not be parked in common areas or on pavements.
12. Subject to the relevant regulations, the cooperative building society may have vehicles that are parked contrary to these instructions removed.
13. Do not throw garbage into the yard or dump it outside the garbage bins. Violation of this rule will result in disposal at the resident's own expense. Bulky garbage must only be deposited in accordance with the caretaker's instructions.
14. Dogs are not allowed. Subject to special conditions being fulfilled, the board may grant a householder permission to keep one cat per apartment. In order to obtain permission to keep a cat, the cat owner must sign a declaration/form and ensure compliance with a number of requirements/rules.
15. Repeated serious violations of the cooperative building society's house rules may result in expulsion from the cooperative building society pursuant to clause 24, sub-clauses 4 and 7 of the bylaws, in conjunction with section 83e and 93g of the Danish Rent Act, and tenants may have their tenancy agreements terminated in accordance with the said provisions.
16. The board, the property management and the caretaker are entitled to take action against violations of the house rules, and their instructions must be complied with. In all other respects, reference is made to the provisions set out in the bylaws, tenancy agreements and the Danish Rent Act (see below).
17. Do not place garbage on balconies, in lofts, basements or on staircases.
18. Do not feed pigeons or wild cats.
19. Washing machines may only be installed with the board's approval and in accordance with its instructions.
20. Satellite dishes must not be mounted to the housing structure, and existing ones must be dismantled.
21. Carpets must not be beaten on balconies or out of windows.
22. The wash house may only be used by residents, and the windows of the wash house and airing basement must remain closed at night.

In case of inconsistencies between the translation and the Danish original, the Danish version shall prevail. The board, the property management and the caretakers are not liable for any misunderstandings arising out of the English version. The translation is merely a service to residents.