

# House Rules at E/F Frederikskaj

## Waste

### Waste shafts

The majority of your waste can be thrown in the waste shafts. Kitchen/food waste must however be, according to municipality guidelines, disposed of using appropriate bio-bags and in the bio-containers (brown lid) located near the waste yard.

Other types of waste such as shoes, clothing, polystyrene and plastic can be packed in open bags, but be aware that some shopping bags are too large, and can risk jamming the waste shaft.

Costs related to clearing clogged shafts will be claimed from the responsible person.

### Pizza boxes

Pizza boxes must be cut into pieces and placed in a closed ordinary 12 litre plastic bag due to pizza boxes otherwise also providing an extensive risk of jamming the shaft. Pizza boxes are **not allowed** in the cardboard container as they are soiled with food spills.

### Batteries

Small batteries are disposed of in the green cylinder placed next to the bottle container outside entrance 13A.

### Glass, bottles, aluminium cans and plastic bottles from drinks

Are to be disposed of in the glass container outside entrance 13A.

### Paper and newspapers

Are to be disposed of in the paper container outside entrance 13A.

### Cardboard

Cardboard must be put in the cardboard (PAP in Danish) container in the waste yard. Other content from the packaging such as polystyrene or plastic **may not** be put in the cardboard container.

### Bulky waste

Furniture, mattresses, smaller rugs, bicycles (must be marked "Fjernes af R98" i.e. to be disposed of), iron, other metals, window glass etc. should be placed in the designated waste room "Storskraldrum" to the left of the entrance door to 11A. Building waste, electronics and chemicals, paint, spray cans etc. may not be placed in this room.

### Hazardous waste

Building waste, household appliances, plastic, rubber, vinyl, electronic waste, large batteries (e.g. from cars), chemicals, light bulbs, paint, spray cans etc. must be disposed of at the recycling centre, Vasbygade 26 (halfway to the Fisketorvet shopping centre on your left hand – entrance from the road next to the XY gas station.) Opening hours: <https://www.a-r-c.dk/privat/genbrugsplads/genbrugspladser/vasbygade-genbrugsstation>

### Medicine

Old and/or unused medicine should be handed back to the local pharmacy.

### Clothing for second hand use

Clothes can be placed in the container at the corner of Hammelstrupvej 22/Wagnersvej 45 (You will find this close to Mozartsvej/Mozarts Plads).

Read more about sorting your waste on our homepage (unfortunately only in Danish): <http://frederikskaj.dk/>

## Balconies

### Behaviour

The balconies should be a pleasant place to enjoy life, therefore a quiet and considerate behaviour is recommended. On weeknights there should be quiet after 22:00 (10 pm) and during weekends after 23:00 (11 pm).

### Mounting of things

It is not permitted to hang or paste items on the balcony rails and the colour of the rails and surfaces may not be changed. It is however permitted to mount uncoloured window film to reduce sun exposure.

### Drying of laundry

Clothes may be dried on the balconies but only on drying racks lower than the height of balcony rails. The mounting of lines above the balcony rails is not permitted.

### Barbecues

BBQs are allowed on the balconies if used considerately and with the least inconvenience to your neighbours. You may **never use lighter fluid**. The BBQ must be placed on a fire resistant surface. BBQ's on a stand are ok and preferably with a closed ash container. Gas BBQs are recommended but not compulsory. Grill starters should be used to minimise smoke and shorten fire lighting time.

### Patio Heater

If you want to use patio heater a safety distance to inflammable materials of minimum 60 cm is recommended (including the ceiling of the balcony).

More information on safety can be found here: <http://www.brand.kk.dk/neobuilder.php?id=200201281645165000000027449> (unfortunately only in Danish).

## Noise

### Household appliances and tools

The use of power tools and other noisy appliances may only take place with due consideration to neighbours and should be limited to the period 10:00 to 20:00 (10 am to 8 pm) all days of the week.

Washing machines and other technical household appliances must be fitted and used in a way to avoid noise or other nuisance for the neighbours.

### Music

Noisy entertainment and music is only allowed if it is not an annoyance to the other residents and never between 23:00 and 8:00 (11 pm and 8 am). If you are having a party you must inform your neighbours at least 3 days in advance, to ensure that they agree to some noise. Any complaint must be respected and you must show consideration and stop the relevant noise immediately.

In case of doubt you can contact the House committee by mail/homepage:

<http://sites.google.com/site/frederikskaj/bestyrelsen>

### Play and behaviour

Children and adults may not, by noisy play or behaviour, be of annoyance to the other residents.

## Traffic

### **Bicycles, mopeds and the like**

Bicycles, prams and the like are not to be parked in the stairways, but must be parked either in the bicycle room to the right of entrance 11A or in the bicycle racks outside the buildings or in the bicycle racks in the basement car park. Prams are however permitted in the basement area outside each elevator if parked with consideration. Mopeds must be parked in the moped area on the left side of the entrance to the basement car park.

### **Motor vehicles**

As the entrances to the apartment building serve as fire access roads no parking is allowed here. This also applies to motorcycles. The road surface is not dimensioned for a daily use by cars.

Loading and unloading of smaller vehicles (<3.500 kg) is allowed. Vehicles >3.500 kg are never allowed. This also applies when moving in or out.

It is not permitted to wash motor vehicles on the property including in the basement car park.

There is a power outlet for vacuum cleaner the garage next to entrance 13 D.

**It is mandatory to drive slowly entering and leaving the garage, as there are cars, bicycles as well as pedestrian traffic in the entrance area.**

## Common area

### **Elevators**

If you need to keep the elevator door open for an extended period of time, use some tape to cover the sensor. Avoid blocking the door with other items or your foot as this may result damage to the door mechanism. A subsequent repair will only, under consideration of cost, be carried out during working hours.

### **Storage**

According to the fire protection order the stairways of the apartment building and other common areas are not to be used for storage of private items including bicycles, prams, shoes, rubbish bins etc. This order applies to any apartment building with only one escape route (stairway) from the apartments.

This also applies to the basement, where items except from prams may only be stored in the locked storage rooms.

### **Crime Prevention**

In order to avoid burglary and theft it is the duty of the residents always to keep the doors of the apartment building closed and locked.

Never let strangers in, even via the entry telephone. The newspaper and commercial boys have been provided with keys.

### **Play and behavior**

Children (and adults) are not allowed to play on the stair case or be an annoyance to the other residents.

Do not insert stakes, sticks or the other sharp objects into the grass area above the parking garage as it may damage the watering system installed under the surface.

Do not place disposable grills on the bench/table sets as it can leave burn marks in the wood.

### **Smoking**

Smoking in common areas including staircases and elevators is not permitted.

## Pets

Pets are allowed in the apartment building under the condition that they are not to the annoyance of others. This includes

noisy and threatening behaviour.

The pet owner is responsible of removing all excrements from the common areas immediately. You should also try to avoid using the green areas along the canal for dog toilet in the summer as this is the only area for lay and leisure. Dogs must always be kept on a leash as in all other public areas.

“Muscle dog” types are not allowed. This term is purposefully broader than the legal definition.

### **Sanctions**

The board can at any time, and with no further reason, deny a residents’ right to have pets, if the board deems, that the pet in question is of danger or annoyance to the surroundings in Frederikskaj. If a resident is denied the right to have pets, he/she must get rid of the pet in question no later than one month after they have been informed of the decision.

## **Damage**

### **Damage to the buildings**

The apartment building and the grounds are under the protection of the residents. If the building or any equipment is damaged, the responsible person – with due respect to the other residents- will be held responsible to pay damages. If the stairways or other parts of the property are soiled, the responsible resident must clean the area. If this is not done, cleaning will be done and billed to the resident.

### **Water Taps and Toilet Cisterns**

Leaking water taps and toilet cisterns are included in the resident’s maintenance responsibility, in order to prevent excess use of water. If a resident observes a leak they must immediately call for a licensed plumber to have it fixed at their own cost.

Any damages or defects on the building are found, please contact the House Committee ASAP in order to register and handle the issue.

## **Diverse**

### **Antennas**

The apartment building is equipped with a communal aerial and it is therefore prohibited to mount exterior antennas or satellite dishes without special written permission from the committee. The residents are not allowed to interfere in the common aerial. If you experience a malfunction, please inform the committee.

### **The Common house**

There are separate house rules for the common house. You can find them displayed in the common house and on the homepage. <http://sites.google.com/site/frederikskaj/f%C3%A6lleshus>

### **Feeding**

The feeding of animals and birds is not allowed due to the risk of attracting rats.

### **Fireworks**

Fireworks may not be used anywhere on the property. It is however permitted to use the harbour front.

### **Sale/ Sublease**

When an apartment is to be sold, the seller is obliged to immediately inform the administrator or the board. The seller is obliged to inform the buyer of the content of these house rules. The same applies to lease or sublease arrangements.

**Ventilation panes / Fire escape**

These are not permitted to be left open without using the safety latch. They weigh 25-30kg and risk being ripped from the mountings in windy weather posing a significant hazard to others. It is permitted to upgrade to longer safety latches in order to achieve more ventilation.



## Non-Compliance with these House Rules

If a resident does not comply with these house rules, anyone who sees this should tell him personally and immediately.

If this does not result in compliance you may address the House committee in writing. The note should contain nature of violation, consequences for you and time of occurrence. The board will then decide if the complaint is reasonable and will reprimand the resident in an anonymous form. If a resident does not comply with a reprimand from the board, this might be a violation of his duties by the owners association, which can be sanctioned under the § 23.3 under the articles of association.

## Be considerate

Moreover, all residents are asked to act considerate, respectful and helpful.

Kind regards,

The Board September 2017:

Henrik Lind Eriksen (Chairman)  
Anders Jørgensen (Complaints)  
Ulrik K Kruse (Handyman contact)

Roxana C. Jensen (Common House)  
Nikolaj Spanning