

House Rules for Ejerforeningen Frederikskaj

Trash

Trash shafts

The majority of your waste can be thrown in the waste shafts. However, kitchen/food waste must 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 liter 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, aluminum cans and plastic bottles from drinks

Dispose of in the glass container outside entrance 13A.

Paper and newspapers

Dispose 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.

Large trash

Furniture, mattresses, small carpets, bicycles for disposal (marked "Fjernes af R98"), iron, metal, window glass etc. placed in the large waste room to the left of the entrance to 11A and must not contain cardboard, construction waste, electronics or chemicals, paint, spray cans etc.

Mirrors and other larger glass must be wrapped in newspapers or the like, so that the waste disposal workers do not get shards of glass all over them when the garbage truck crushes it.

Dangerous trash

Construction waste, white goods, plastic, rubber, vinyl, electronics, large batteries, chemicals, light bulbs, paint residues, spray cans etc. must be handed in at the recycling station in Vasbygade 26 (halfway to Fisketorvet).

Medicine

Old and/or unused medication must be returned to the pharmacy.

Clothes for re-use

Clothes can be dropped off in the clothes container on the corner of Hammelstrupvej 22/Wagnersvej 45, which is an extension of Mozartsvej/Mozarts Plads.

Read more about waste sorting on our website and in the waste sorting leaflet.

House Rules for Ejerforeningen Frederikskaj

Balconies

Behavior

Altanerne skal kunne nydes af alle og der henstilles til en rolig og hensynsfuld opførsel på disse. På hverdage skal der være ro klokken 22:00 og i weekenderne senest klokken 23:00.

Sticking/hanging

Objects must not be hung/sticked on the balcony. Neutral solar film is allowed. The color of woodwork/surfaces must not be changed.

Drying of clothes

This can take place on the balcony, but only on racks that do not protrude above the front edges of the balcony. Hanging drying lines higher than the front edges of the balcony is not permitted.

Grill

It is permitted to grill on the balconies with consideration. Ignition fluid must never be used.

The grill must be placed on material that cannot burn. A grill on a stand is OK and preferably with a closed ash catcher.

Gas grill is preferred but not a requirement.

Grill starters should be used to reduce smoke generation (shorten the ignition time).

When using patio heaters, min. 60cm for combustible materials, including up to the terrace ceiling.

Read more good advice here:

[Gode grillråd - Hovedstadens Beredskab \(hbr.dk\)](http://Gode-grillråd-Hovedstadens-Beredskab-hbr.dk)

Sun umbrella

Sun umbrellas are allowed in white or earth-colored shades.

Sun/wind protection applies to the penthouse apartments

It is only permitted to install the following model "Zipper 95" from the manufacturer Blendex, and the curtain fabric must be in a single-coloured, dark earth-coloured shade.

Rails/cassettes must all be in the color RAL 8011 (copper brown), and the cassette at the top must be square. The anemometer must be black in colour, and this must be mounted in such a way that the curtain can be raised automatically when the wind becomes too strong.

If a different model or manufacturer is desired than the above, it requires written approval from the board.

Noise

Appliances & tools

Use of drills and other noisy tools may only take place in consideration of neighbors and be limited to the time period 10 - 20 (all days).

Washing machines and other technical aids to facilitate housekeeping must be installed and used in such a way that they are not a nuisance to the residents of the property through noise or in any other way.

Music & TV etc.

Noisy entertainment and music may only be performed in such a way that it does not disturb the other residents (and never between 22:00 and 08:00 on weekdays). When holding a party, the resident must notify the other residents at least 3 days before and thus ensure that they agree to noise.

House Rules for Ejerforeningen Frederikskaj

Every complaint must be respected and the aggrieved party must be respected immediately so that the noise related to the complaint stops immediately. In case of doubt, contact the Board via email/website. As a general rule, noisy parties should be held in the communal house.

Play & Behavior

Children and adults must not disturb the other residents through noisy play and behavior.

Traffic

Bicycles, mopeds and the like

Bicycles, prams or the like may not be stored in the property's entrances, but must be placed in the bicycle room (to the right of 11A), in racks in the ground or in racks in the parking basement. Mopeds must be placed in the P-cellar.

Motor vehicles

As the entrance to the properties serves as a fire road, no parking may take place here. The coating is also not designed for the daily load of cars.

Loading and unloading (i.e. 5 min) is permitted for ordinary vehicles. Cars that require a large driving license are never allowed, not even in connection with moving.

If you put a note in the windscreen if you return immediately, you have 10 minutes.

Washing of motor vehicles etc. may not take place on the property's grounds/basement.

A power outlet has been established in the garage for a vacuum cleaner.

Drive very slowly in the driveway, where both cars, bicycles and pedestrians travel.

Common Areas

Elevator

If you need the lift to be open for a longer time, please use tape/post-it to block the sensor, so you avoid physically blocking the doors. If you block the doors with your foot, there is a risk of the doors jumping out of the running rail in which it hangs. Such damage requires the board to call in technicians and repairs are only carried out during the day, for cost reasons.

Storage

According to the fire protection order, the property's stairwells and other common areas may not be used for storing private property, including bicycles, prams, shoes, garbage bags, etc. This applies to all properties where there is only one possible escape route (stairs) from the apartments. It also includes the basement, where things may not be stored outside the locked basement rooms (prams exempted).

Criminal prevention

In order to limit burglary and theft as much as possible, it is the resident's duty to ensure that the property's doors are always closed and locked. Never let in unknown people, not even from the door phone. Distributors of newspapers and advertisements have been given keys.

Play & Behavior

Children and adults must not play in the stairwells or generally be a nuisance to the other residents through noisy behaviour.

No spears, sticks or the like may be stuck into the grass area above the parking garage (the half of the lawn facing the corner house). There is a risk of damaging the irrigation system installed just below the surface.

House Rules for Ejerforeningen Frederikskaj

Smoking

Smoking in the indoor common areas is not permitted.

Domestic animals

Animal keeping

It is permitted to keep domestic animals in the property, provided that they are not a nuisance to the other residents, including noise and threatening behaviour.

Droppings

The animal's remains in common areas must be removed immediately by the resident. It should also be aimed to e.g. dogs do not relieve themselves on the green area by the canal in the summer. It is the property's only area where you can play and sunbathe. Dogs must be on a leash if you do not have complete control over them.

Muscle dogs

Dogs of the "muscle dog" type are not allowed. This designation covers a wider range than the law's definitions.

Deprivation of the right to keep animals

The board may at any time, without further justification, deprive a resident of the right to have pets, if the board deems that the pet in question is a danger or a nuisance to its surroundings in the owner's association at Frederikskaj. If a resident is deprived of the right to have pets, the person concerned must get rid of the pet in question, no later than one month after the deprivation has come into the hands of the respective resident.

Damages

Damage to the property

The property and its associated facilities are under the protection of the residents. If the property or its furnishings are damaged, the perpetrator - for the sake of the other residents - will be held liable with a claim for compensation. If stairs or other facilities in the property are contaminated, the necessary cleaning must be carried out by the resident who is responsible for the contamination.

If this is not the case, cleaning will be carried out at an expense and subsequently collected from the resident.

If you notice defects or damage to the property, please contact the Board as soon as possible with a view to registration and rectification.

Damage to taps & cisterns

Leaky taps or cisterns are covered by the resident's maintenance obligation. To avoid excess water consumption, the resident must immediately after a possible defect has been discovered, request an authorized plumber to have the defect rectified.

House Rules for Ejerforeningen Frederikskaj

Various

Antennas

As the property has a shared antenna system, it is prohibited to set up external antennas/dishes. Residents are prohibited from tampering with communal antenna systems. If errors are found, contact YouSee and the board by email.

Common House

The residence hall has its own house rules, which are posted there and on the website.

Feeding

Feeding livestock or wild animals, including birds, is prohibited due to the danger of rats. However, birds can be fed in the water.

Fireworks

Fireworks may not be lit anywhere on the property/buildings. On the other hand, it is permitted at the waterfront.

Sale/sublease of an apartment

When selling an apartment, the seller is obliged to immediately notify the administrator or the board. The seller is obliged to inform the buyer of these house rules. The same conditions apply for letting or subletting.

Ventilation duct / fire escape route

These must not be left open without the use of a safety catch.

They weigh 25-30 kg and are torn off the hinges if it is windy. The hasp must ensure that the limb is locked completely firmly in a certain position. You may want to install a longer one, so that the limb also has a fixed position, where more ventilation is possible.



Use of canoes and kayaks

The kayak club's facilities are only for the owner association's members/residents.

If you rent out your apartment to outsiders for a shorter or longer period, for example through the agency AirBnB, these renters may not use the club's canoe or kayaks during their stay. Violation results in a possible fee which is set by the board.

Violation of house rules

If a resident violates the house rules, the person who discovers the violation should report this directly and immediately to the violator. If the violation does not stop immediately, a written request can be made to the Board of Directors. The written request must contain information about the nature of the violation, the consequences for the complainant and the time. The board decides whether the complaint about the violation is justified and, if so, informs the resident anonymously of this. If the complaint results in the resident's membership of the owner's association being revoked, the resident who has complained about the violation must be prepared to give evidence if the case is brought to court.

Show Respect

In addition, residents are advised to show consideration, respect and helpfulness.

Med venlig hilsen Bestyrelsen, Maj 2021