

Rules of Conduct - Ejerforeningen Lyneborg

I. Purpose and jurisdiction

1. The rules of conduct apply for all residents, owners as well as tenants, residing at the addresses of Solvænget 1, 3 og 5 as well as Strandvejen 16E, 18 and 20A, B and C, 2100 København Ø.
2. According to the house rules it is the purpose of the rules of conduct is to establish and maintain the optimal environmental conditions at the premises. As residents have varying needs and wishes regarding their daily life in the apartments and common grounds, it is vital that various activities and limitations are well balanced.
3. All residents must therefore show respect and consideration for all the other residents especially with regard to noise, odours and smoke as well as the use of and possible contamination of the common grounds.
4. The individual rights and duties are described in the sections II and III of the rules of conduct. The restrictions are described in section IV

II Rights. The residents have the right to.....

1. use the garden, see paragraph I.3. Tents can be used but only when the resident is present. Dogs are not allowed (see sign).
2. use a barbeque in the Eastern garden, ref. paragraph I.3.
3. place prams or similar temporarily for a couple of hours at the commons grounds, ref. the fire regulations and paragraph I.3.
4. keep domestic animals on the condition that this is not inconvenient to others or harmful to the premises with regard to barking, fouling or damaging of stairs and doors as well as fouling of the common grounds. Dogs must be kept on a leash everywhere on the premises and their poop removed by the owner.
5. dry clothes at the drying facilities in the courtyard and in the attics. Beating of carpets is allowed only at the beating area in the courtyard between 11 am and 17 pm.
6. place garbage in the garbage containers in the courtyard. There are special containers for normal household waste, recycable bio waste, paper, cardboard, metal, plastic, garden waste. The shed contains rooms for bulky refuse, electronics and paint and items left in the shed must be neatly arranged. See the signs where to place these items. Furthermore there is a container for bottles (other glass is normal waste). It is the responsibility of the resident to transport building residues and environmental waste directly to the public recycling station. See www.kk.dk/affald.
7. place cardboard boxes in the box container. Boxes must be flattened before they are placed in the container.

III. Duties. It is the duty of the residents to.....

1. contact the janitor or the committee without unnecessary delay in the case of any occurring damage on the premises. If you see that a bulb on the stairs not working, a broken window somewhere, a lock or a door phone out of order, please report to the janitor, who will take action.
2. ask for the approval of the committee to make changes in the distribution of attic- and basement storage rooms between the residents (the rooms where the apartments have users rights).
3. mark the attic- and basement storage rooms with name and address.
4. make sure that all entrance doors are always locked after passage and keep windows in storage rooms and on the staircases closed.
5. announce planned parties etc. on the information boards at the entrances. Show consideration to others, do not play loud music and always keep the windows facing the courtyard closed on these occasions.
6. keep the gate to the courtyard closed.
7. park bicycles in the bicycle rooms or the racks.
8. place all household waste in the waste containers in the courtyard and place electronic devices, plastic, metal, newspapers, cardboard and bottles in the designated containers.
9. remove all bulky refuse or possibly use the facilities available for this purpose in the courtyard. See section II,6.
10. make sure that all new sun screens are made in one of the following colors: RC 6687 (green), RC 001 white/beige or RC 6786 green/white/beige stripes.
11. repair dripping fountains and radiator vents. Repairs of horizontal pipes inside the apartments are payable by the resident.
12. ensure the following in connection with renovation and maintenance works inside the apartments:
 - a. all traffic and transport of goods must take place via the kitchen stairs if possible
 - b. that stairs, elevators etc. are sufficiently covered,
 - c. that the involved areas are cleaned if necessary daily,
 - d. all possible damage at stairs or other common grounds are repaired within two weeks after termination of the work,
 - e. to notify the committee or the janitor as early as possible about planned activities involving the vertical plumbing installations. In cases where changes of the common installations, removal of radiators etc. an application must be submitted to the committee at least two months before job start. Changes outside one's own apartment are not allowed. Floor heating based on hot water from the common heating system is not technically possible.

f. to make sure that especially plumbing works respect the installations in the building and other residents using them. Only the official plumber of the building can turn off the water, gas, current and heating. The janitor must be notified about any wishes to turn off the supply at least 8 days ahead of time.

The cost of any possible damage to the common installation will be covered by the resident. In case of acute accidents, the damage must be limited as best as possible. Contact the janitor on 21 20 30 03. Outside working hours try Falck, phone 70 10 20 30. Our subscription number is 19072579.

g. building refuse deriving from the renovation of apartments cannot be placed the room for bulky refuse and must be removed in a different way.

h. maintenance and painting of the windows inside is the responsibility of the resident. The outside maintenance is handled by the common funds and any damage should be reported to the janitor. The residents will change any broken windows in the apartments. New windows must be paid by the owner and agreed upon with the committee, as this may involve extra common expenses. The building is a part the preserving local legislation no. 411 with regard to façade and window design. To ensure that this legislation is respected, the committee has established common guidelines for the design and construction of the windows.

Should these guidelines not be followed the committee has the right make correction at the owner's expense.

13. When moving out it is the duty of the resident to:

- a. notify the administration ahead of time
- b. to clear and clean storage rooms
- c. make sure that the waste containers or the shed are not filled up leaving no room for others, and that the containers are not used for bulky refuse or furniture.
- d. Bulky refuse (like furniture) is removed at owner's expense. Se bulky refuse definition at II.6.
- e. stairs and commons grounds are left cleared and cleaned.

IV Rule. It is not allowed to..

1. park in front of the garages or in the courtyard. Short stops for loading are allowed.
2. bike or drive a moped in the courtyard, through the gate or on the path at the Northern side of the building (Strandvejen 20A, B and C).
3. leave items of any kind including footwear or garbage bags in the mutual areas, like staircases, basement or the attic areas. Should this happen, these items will be removed at the cost the resident.
4. Feed birds from balconies or windows.
5. smoke on the stairs or in the basement or attic rooms.
6. to use noisy tools between 6 pm to 8 am on week days, in weekends and on holidays between 2 pm and 10 am. In weekends and on holidays noisy electrical tools like floor planers, drills etc. can be used only exceptionally and only for a duration of maximum one hour. Charging of electrical cars in the garages requires a change of installations as well as the installation of a metre.

The cost related to this will be covered by the owner, the installation must be approved by the board and the work done by the official Lyneborg house electrician.

10. to make changes in the heating system without the prior approval of the committee, as we must certain that any changes is synchronized with the heating system of the building. The committee will employ the services and advice from our building inspector to evaluate the case.
11. to use a barbeque or other open fire on the balconies.
12. to install satellite dishes or other areal antenna devices on the balcony or the building.
13. to use the elevator for the unaccompanied transportation of merchandice.
14. to apply insulation material at the inner side of the roof in attic rooms.
15. walk dogs in the garden or the courtyard.

V. Validity

1. These rules of conduct are elaborated in accordance with the house rules and distributed to the residents at the ordinary owners meeting on April 4th 2017.
2. Complaints regarding any non-compliance with these rules must be placed in writing to the committee. The committee will deal with the inquiry according to the house rules.
3. These rules of conduct are valid from April 5th 2017.

The Committee of the Owners Association “Lyneborg”
Copenhagen Ø, April 5th 2017