



E/F M-Huset
Ørestads Boulevard, 2300 København S

HOUSE RULES

Version 6 (July 2018)
www.m-huset.dk

1. GENERAL RULES

- a. Noisy works – e.g. drilling machines – may not take place after 8:00 PM, and not before 8 AM on weekdays, and before 10 AM during weekends and holidays.
- b. Parties, music and other noisy activities should take place behind closed doors and windows.
- c. Furthermore, everybody must take account of the neighbors – preferably by pinning a note on the bulletin board in the staircase in due time. All doors from the building to the open air should always be locked.
- d. Parking is not at all allowed neither on the premises nor on the pedestrian zone along the water channel as this pedestrian zone also serves as access road for the fire fighters and for the municipal waste. Also, please obey the official signs.
- e. Bicycles must be parked in the bike racks or in a manner that they are not interfering with the use of the premises, e.g. access to the garbage dump, mailboxes, business apartments etc. etc.

2. PET ANIMALS

- a. Dog walking is not allowed on the premises.
- b. Pets are allowed in the apartments. These are dog, cat, fish, guinea pig etc. Animals like snakes and other reptiles are only allowed if these are securely kept in closed cages and provided they cannot frighten the neighbors in case the animals escape their cages. The decision made by the board is final. Further to this we refer to the rules from the Police in this matter.

3. GARBAGE

- a. Garbage must only be dumped through the chute if there will be no risk that it may block the chute, and the garbage must be in closed bags, e.g. garbage bags that can be closed by strings, as carrier bags easily may open on their way through the chute. The owners' association reserves the right to charge the costs for removing garbage from the chute to those who may have caused the problems.
- b. Cardboard must be folded and placed in the cardboard-container. Pizza boxes etc. must not be placed in the cardboard-container.
- c. Paper, glass, electronic devices, batteries and hard plastic should be placed in the designated containers. All these sorts of garbage must be clean and without leftovers.
- d. The container in the bottom of the chute (in the waste spaces) may only be used through the gates on the separate floors. Deposition of garbage directly in the waste spaces must be made to the remaining containers.
- e. The residents will have to bring bulky waste/ large items like furniture, television sets etc. directly to the nearest recycling station themselves. Bulky waste can also be deposited in the bulky waste containers which will be placed at the building.
- f. The waste spaces must be kept locked.

4. ROOF TERRACE

- a. Use of the roof terrace must be with account of the neighbors. Arrangements needing the whole roof terrace must not take place without approval from the board of directors.
- b. Furniture etc. must not be placed on the roof terrace without approval from the board of directors.
- c. When using grill/barbecue this may only take place on a fireproof surface brought by the user, or on the designated tile area. Any damage to the wooden floor will be repaired on the account of the liable.
- d. Fireworks must under no circumstances be used on the roof terrace for the sake of the danger of fire.
- e. After use, the roof terrace must appear clean and tidy.

5. CORRIDORS, STAIRWAYS ETC.

- a. Corridors are common areas and should be kept tidy.
- b. It is not allowed to place building materials, garbage, moving boxes, bicycles, drying racks etc. on the staircases and corridors.
- c. It is not allowed to install or mount items in corridors or other common areas.
- d. Children's prams can be placed in the corridors provided they are not causing inconvenience to residents. The wheels of the pram must be cleaned before the pram is taken to the corridor.
- e. Doormats can be placed in front of the apartment entrance doors.
- f. If approved by the board, residents may install lockers in the corridors, as agreed on the annual general meeting. Approval from Københavns Kommune is also prerequisite.
- g. Notes must only be fixed on the designated bulletin board. Further to this we refer to the homepage: www.m-huset.dk
- h. Smoking in the indoor common areas and the end terraces is not allowed.
- i. The board can decide to remove materials or objects, which are not in compliance with the above, as well as amend any damage to buildings etc., at the cost of the responsible owner. The owner will be notified in advance.

6. FACADES, BALCONIES ETC.

- a. No kind of antenna, including satellite dishes, can be installed on the building or the balconies.
- b. Planting boxes cannot be mounted outside the balcony.
- c. Windshields etc. on the balconies must not be higher than the top of the railing.
- d. The balconies must further to this appear clean and tidy.
- e. "For-sale" signs must not appear on the building or in windows.
- f. The board can decide to remove materials or objects, which are not in compliance with the above, as well as amend any damage to buildings etc., at the cost of the responsible owner. The owner will be advised in advance.

7. STORAGE ROOMS

- a. Fireworks and other dangerous items must not be stored in the storage rooms in the basement.
- b. No storage at all must take place in the basement corridors.

8. ADMINISTRATION AND SERVICE OF THE PROPERTY

- a. Øens Ejendomsadministration | Lergravsvej 59 | DK 2300 København S. | +45 32 46 46 46 | OADV.dk
Replacement of names on intercom and mail boxes.
- b. Property service and damages: Anders Andersen's Rengøring <http://www.aaren.dk>
Property services: +45 4399 9999
Practical issues in apartments and common areas, such as heating.
Damages: +45. 4399 9998, such as broken glass in windows and doors.
- c. Very urgent and severe problems (such as large water leaks or damages): Please contact Anders Andersen's Rengøring. Outside normal working hours, the damage should be evaluated and if possible, the contact to Anders Andersen's Rengøring should be postponed until normal hour. If the damage is of a character, where it is not deemed relevant to postponed, please refer to the emergency contact numbers on the bulletin boards in the staircases.

9. SPARE KEYS FOR MAIN DOOR AND APARTMENT DOOR

- a. Please contact Brica Sikring, +45 4676 2211