

House order for A/B Nivå Bypark I of May 23rd 2022 (corrected version).

A good climate is worth a lot and a cooperative housing association is a miniature community. We are more or less dependent on each other – we share many things – therefore it is natural to set some general rules to help create a good climate for the residents of the building.

These rules are necessary to protect ourselves and the buildings. It gives security and well-being, if everyone accept the need to take each other into account. At the same time, the rules must be a part of the efforts to create good order and reasonable tranquility for the residents, keep the buildings and open spaces in good condition and thus keep the maintenance costs as low as possible.

2. Noise, play or stay. On playgrounds or open spaces, noise after 22.00 (Saturday after 23.00) must be limited as much as possible, and in such a way that it is not a inconvenience for the other residents. Ball games are only allowed on the lawns of the association.

3. Prams, bicycles and mopeds must not be placed on paths or in passages so that they are a inconvenience to residents.

4. Container. Bulky rubbish and other rubbish must not be placed outside the container. Only combustible waste may be thrown into the main container, garden and kitchen waste is not combustible material. Cardboard boxes must be cut open and made completely flat and placed in the cardboard container. Metal, plastic, glass and newspapers must be delivered in the containers designed for this purpose. All other waste must be disposed of at the resident's own expense and must not be left on the Association's premises – either temporarily or permanently.

5. Pollution. Should someone be unlucky enough to cause pollution, the necessary cleaning must be carried out immediately by the resident who caused the pollution. Contamination of sandboxes should of course be avoided, as there are often small children here who can be seriously injured. Rats must be reported immediately to the municipality's rat catcher by the resident who reports rats.

6. Parking. Parking of cars, motorcycles and mopeds may not take place in the residential area outside the established parking areas. Trucks over 3.500 kg as well as caravans and unregistered motor vehicles may not be parked in the residential area. The parking spaces may not be lent or offered to users outside the property. For households with two cars, etc. as far as possible, at least one must be placed in the outer car parks. Trailers may by agreement with the board, be placed in the area north of the buildings. The board can revoke the permit at any time.

7. Music. Noise that could be a inconvenience to other residents must be limited as much as possible, and must only take place during the time period between 9.00-22.00.

Listening to the radio and playing music should also be done without disturbing other residents.

8. Traffic. Traffic by car, bicycle and moped on pavements, paths and lawns is prohibited. It is not permitted to walk in beds or shrubbery.

9. Livestock. It is permitted to keep domestic animals in the building. Livestock is limited to one dog or one cat or one rabbit. Pigeon lofts or keeping chickens and rabbits in general is not permitted. It is not permitted to put food out for cats, pigeons or the like. However, it is a clear prerequisite that keeping livestock does not cause smell, noise or other inconveniences for the other residents. Remains from these animals must be removed immediately by the owner. Dogs must be kept on a leash in the area.

10. External changes. External changes may only be carried out inside the guidelines drawn up by the board, available on the association's website [www.nivaabypark.dk (in Danish)]. In case of doubt, the board's approval must be obtained.

11. Antennas. Antennas must not be set up, as the home's existing cable network or telephone cable must be used for internet, TV, etc.

12. Gardens, terraces and other outside areas of the home. In the garden and on terraces, there must not be any effects that detract from the association's overall impression. The areas must therefore not be used for the storage of waste, building materials, redundant furniture, etc. The resident has a duty to maintain the garden, including the fence, the hedge and other planting, as well as weeding and mowing. The association provides a wood treatment agent for the maintenance of fences, gates, etc. Subject to a prior written agreement with the board, the association pays for the materials when replacing fences, gates, etc. When replacing fences, gates, etc., the current choice of materials, impregnation quality, colors, dimensions and location must be carefully followed in order to maintain a neat, uniform expression. Dimensions etc. appears from the association's website. Plants that stick to walls, terraces, gutters and other building parts must not occur, as they degrade the buildings. It is the resident's responsibility to remove the plants.

13. No private charging stations for cars may be set up.

14. Penalties. The board can decide to have work carried out at the resident's expense if the resident continues to breach the house rules according to the board's recommendations.

House order of April 1997, adopted no later than 23 May 2022. 2nd rev. edition.