

G/F Mølledammen

Constitutions

Approved at the Annual General Meeting on 17 May 2018

Name

§ 1

The name of the association is Grundejerforeningen Mølledammen, located Mølledammen, 2980 Kokkedal.

Seat and venue

§ 2

The association's registered office is Fredensborg Municipality.
Any questions about the understanding, content or consequences of these statutes; and
All other possible disputes are settled in the ordinary courts.

Purpose

§ 3

The purpose of the association is to be in charge of operation and maintenance of roads, paths, parking areas and
open areas, including wiring and installations in the ground, and take out customary insurance within the homeowners' association area.

The landowners' association area includes the properties matr. no. 4 HG, 4 HI, 4 HP, 4HL, 4 HM, 4 HN, 4 HO, 4 HP, 4 HQ, 4 HR, 4 HS, 4 HT, 4 HU and 4 HV, 4 HX, 4 HY, 4 HZ, 4 HÆ, 4HØ Brønsholm town, Karlebo.

The purpose of the homeowners' association is generally to safeguard the common interests of its members,
rights, and obligations.

Members

§ 4

The members of the homeowners' association are Ejerforeningen Mølledammen and the current Owners matr. No. 4 HI, 4 HP, 4HL, 4 HM, 4 HN, 4 HO, 4 HP, 4 HQ, 4 HP, 4 HS, 4 HT, 4 HU and 4 HV Brønsholm town, Karlebo, all of which have the right and duty to be members of the homeowners' association.

All owners of condominiums in Ejerforeningen Mølledammen have membership rights and appear individually in relation to the association. The owners' association as such by its board of directors does not have separate
membership rights. However, fee collections, etc. are made via the Owners' Association Mølledammen.

In the event of a change of ownership, the previous owner's membership ceases at the same time as the new owner's entry, but
However, the former owner's obligations to the community do not cease until all the
Any obligations and arrears of the previous owner as of the date of acquisition have been fulfilled and paid.
At

The acquisition assumes the rights and obligations of the new owner towards the previous owner. Association.

A member may not, by selling a property, claim payment of any part of the association's fortune.

Liability

§ 5

For the association's obligations and towards third parties, the association's assets and assets are primarily liable and

In the alternative, members pro rata according to apportionment figures.

Members pay membership contributions to the association, which contribution is distributed in proportion to the listed

floor area of the members' respective properties, so that the distribution figure for each member shall be determined by the numerator floor area of each member and the total amount actually listed;

floorspace at the time of calculation of the contribution in the denominator.

The homeowners' association is entitled and obliged to collect joint contributions from its members and is the obligation to ensure the operation of the common installations, including adequate cleaning; maintenance and renewal.

Supply

§ 6

Owners and users of properties in the homeowners' association area are obliged to respect the establishment and the presence of wiring, installations and installations necessary for supplying properties in the homeowners' association area, just as the owners without separate endorsement must tolerate customary declarations of supply and drainage justifiably requested by utilities, public authorities or relevant suppliers.

The homeowners' association must at all times have free and unhindered access to all wires, installations and

installations for inspection, repair or renewal. The homeowners' association is obliged to carry out and pay for subsequent restoration to the land register in question.

General assembly

§ 7

The supreme authority of the association is the general meeting.

The Annual General Meeting is held once a year before the end of May.

The general meeting is held in the association's registered municipality.

§ 8

Notices are given by distribution of notices to all condominiums in the association or by Transmission of ordinary letter. However, in the future, it must be possible to separately agree that: The call shall be made electronically.

Notice of members to the association's annual general meeting is made in writing by the board of directors or administrator with at least 4 weeks' notice.

The notice convening the general meeting must state the time and place of the general meeting as well as an agenda.

The call must include the audited accounts for the past year and the draft budget for the current year.

Any member has the right to have a specified subject discussed at the general meeting. Proposal for a In order to be considered, adoption by the Annual General Meeting must have been submitted in writing to The Board of Directors shall no later than 14 days before the general meeting, and thereafter the Board of Directors shall arrange that:

proposals shall be transmitted, distributed or, by separate agreement, distributed electronically to members;

no later than 7 days before the general meeting takes place. Proposals not received by Members no later than 7 days before the general meeting, cannot be processed.

However, amendments which are intrinsically related to those already tabled may:

The chairman's decisions are put to the vote, even if these are not put to the vote until the the general meeting if the chairman considers that this is not objectionable.

§ 9

Extraordinary general meeting is held;

- Where a majority of the Management Board so requests:
- When a previous general meeting has so decided:
- when requested by the administrator,
- when a quarter of the association's members so request.

Notice of the members to an extraordinary general meeting shall be given in writing by the Board of Directors or by the administrator with at least two weeks' notice.

The call shall be accompanied by the proposal(s) giving rise to the extraordinary General assembly.

§ 10

The agenda of the annual general meeting shall include the following items:

- (a) Election of the conductor.
- (b) the annual report of the Management Board for the most recent year;
- (c) Approval of annual accounts.
- (d) Approval of the operating budget for the current financial year.
- (e) Election of the Chairman, Treasurer and other members of the Board of Directors.
- (f) Election of alternate members of the Management Board.
- (g) Election of auditor.
- (h) Consideration of proposals received.
- (i) Possibly.

§ 11

The chairman decides whether the general meeting is lawful and presides over the general meeting. The conductor decides all questions relating to the procedure, voting and outcome of cases, and lets minutes be drawn up.

§ 12

All members of the association have the right to vote at the general meeting. The individual owners of Condominiums in Ejerforeningen Mølledammen also have the right to vote, cf. section 4. The right to vote may:

exercised under written power of attorney.

Any member may appear with an adviser who has the right to speak.

Decisions at the general meeting shall be taken by majority vote, each member and each member
The condominium owner has a voice.

For decisions to amend these Staff Regulations, to make substantial changes, improvements or refurbishment of common components and accessories or the sale of essential parts thereof, required however, that at least 2/3 of the votes are represented at the general meeting and that at least 2/3 of the
Thus, votes in favour of the proposal were represented both by distribution figures and by number.

Is not at least 2/3 of all possible votes represented at the general meeting, but is achieved majority of at least 2/3 of yes and no votes in favour of the proposal, a new general meeting may be convened,
and on this then the proposal can be finally adopted by a majority of at least 2/3 yes and no votes,
No matter how many voices are represented.

Board

§ 13

The Board of Directors is elected by the general meeting and consists of 3-5 members, including the chairman and

The treasurer, who is elected separately. In addition, 1-2 alternates are elected.

The chairman and treasurer are elected for two-year terms. The President retires in odd-numbered years and the Treasurer departs in even-numbered years year. The other board members are elected for one year at a time.

If the chairman resigns during a parliamentary term, the remaining board elects a new chairman. which operates until the next general meeting.

The Board of Directors shall also constitute itself.

Members of the association and their spouses and other adult household members are eligible for election. who inhabit the property.

It is the responsibility of the Board of Directors to manage the Association in accordance with these Articles of Association and resolutions of the General Assembly.

The Management Board may, by means of rules of procedure, lay down detailed rules for the performance of its duties.

§ 14

The chairman of the board of directors shall convene a meeting of the Board of Directors as often as there is occasion and when:

Member of the Board of Directors or administrator so requests.

The quorum of the Board of Directors shall be constituted by a majority of the members of the Board of Directors.

Decisions shall be taken by the members of the Board of Directors meeting by a simple majority vote in number.

Minutes approved by the Administrative Board, which may be kept electronically, shall include a brief report on:
the proceedings of the board meeting.

Administrator

§ 15

The board may enter into an agreement with an administrator who is responsible for the daily administration of the association.

The administrator must have taken out embezzlement insurance.

The administrator is authorized to act on behalf of the association in all matters relating to its daily operations.

The administrator shall keep sound accounts under the control of the Board of Directors and the auditor.

The administrator can only be terminated pursuant to a resolution of the general meeting.

Right of subscription

§ 16

The association is bound by the signature of two members of the board.

The Board of Directors shall grant the administrator customary administrative authority.

Annual accounts

§ 17

The association's fiscal year is the calendar year.

The annual accounts adopted by the Board of Directors shall be signed by the Board of Directors and certified by the auditors.

Audit

§ 18

The association's annual accounts are audited by a state-authorized or registered accountant who is elected on
General assembly.

The auditor shall have access to inspect all books and stocks and may require any information which the auditor considers relevant to the performance of his duties.

An audit record shall be kept.

In the context of his report on the audit of financial statements, the statutory auditor shall indicate whether the statutory auditor finds the procedure reassuring.

Capital ratio

§ 19

The association must, apart from a reasonable working capital, not accumulate any assets, but in financial collect from the members alone the contributions necessary to contest the expenditure.

However, a general meeting may decide by a qualified majority that provisions shall be made for specific purposes, e.g. renewals and other refurbishments, and this may be done at the general meeting. It is decided by a qualified majority that the association takes out loans.

The association's cash funds must be deposited in a bank or savings bank, however, it must be. The administrator is allowed to have a cash balance of a size necessary for daily operation.

Budget and membership fees

§ 20

Each year, the board prepares a budget showing the association's expected expenses and which: the general meeting shall be submitted for approval.

To cover the association's expenses, the members pay in proportion to those stipulated for the members apportionment figure means an annual allowance, the amount of which is fixed by the Board of Directors on the basis of that of the Board of Directors; prepared and approved by the annual general meeting's operating budget.

The annual payment is paid quarterly or monthly in advance to the property manager after the detailed rules of the Management Board.

By submitting a written demand as a result of late payment of compulsory services to the association the association is entitled to charge a fee.

In the event that a member is in debt to the association, interest is payable without separate demand from the association

The due date and payment shall be made at the default interest rate applicable from time to time in accordance with the Danish Interest Act.

After approval of the annual accounts by the general meeting, any member shall: The remaining contributions are paid to the association within 14 days of demand.

Code of Conduct

§ 21

In the area of homeowners' associations, no activity may be carried on which noise, odour, circulation or appearance or is otherwise nuisance to the surroundings.

The homeowners' association area is planted according to the planting plan.

The appearance of the homeowners' association area may not subsequently be significantly changed unless they

Changes are made throughout the area of the homeowners' association, so that it has a permanent uniform character. Changes in the appearance of the development must at all times be consistent with the provisions of Local Plan 86A, section 7 on the appearance of the development.

The external appearance of the individual buildings in the homeowners' association area must not be significant

be amended or departed from in its original design at the time of construction, unless the

Changes are made to all buildings throughout the homeowners' association area so that it

The entire buildings in the area always have a uniform character. Thus, the settlements with

Considerations of paint and choice of materials appear uniform.

The association may decide that part of the maintenance is carried out by its own work, and the association may, by

Resolution of the general meeting by ordinary majority impose on members who do not participate in joint events (working weekends) to pay a fee to the association.

The members of the homeowners' association at all times are obliged to ensure that the building and Garden must appear well maintained. If, at the request of the Board of Directors, a member fails to perform imposed maintenance work, the Board of Directors is entitled to contact the Arbitration Board for Building and civil engineering with a request that the Board appoint an expert as a binding for the parties, determine the maintenance works to be carried out by the owner concerned and specify; deadline accordingly. If the works in question have not been carried out within the time limit, The homeowners' association initiates the relevant works at the member's expense.

Validity

§ 22

Amendments to these Staff Regulations, including the adoption of new Staff Regulations, must, in order to be valid:

approved by the City Council in accordance with Local Plan 86A, section 11.

The homeowners' association is entitled to prosecute before its board of directors and the City Council.