

House rules for E/F and G/F Mølledammen

Last approved at the Annual General Meeting on 9 September 2021

1. Principle

- a. In all circumstances, residents must show consideration towards other residents and the development.

2. Noise (parties, craftsmen's work, utensils, etc.)

- a. It is allowed to perform craftsman tasks on weekdays between 8 am and 7 pm. Saturday, Sunday and public holidays between 10 am and 4 pm.
- b. No loud music or noise may be played after 10 pm.
- c. If you're having a party, notify your neighbors and show consideration.

3. Barbecue

- a. If you use a grill, show consideration.

4. Installation of playhouses, etc. in gardens

- a. It is allowed to set up smaller, movable playhouses and the like on the plot, however, it must not be higher than 1.80 meters.
- b. However, pavilions that are over 1.80 meters may stand for up to 14 days in connection with birthdays, parties etc.

5. Front and back gardens, terraces and balconies

- a. Must be neat and well-maintained, and must not be used as a storage area, e.g. due to rat hazard.
- b. There must be free passage on corridors, stairs and lifts as well as on pavements.
- c. Awnings in solid earth tones may be installed individually.
- d. Windbreaks may be installed on the balcony/hallway in the colours black or light grey.
- e. If you have an underling, balcony boxes should hang inside.

6. Parking

- a. Each accommodation is entitled to 1.5 parking spaces.
- b. Trailers, caravans and vehicles that are not registered are allowed to stay in the parking lot for a maximum of 48 hours. Boats and boat trailers are not allowed on the premises.

7. Hedge, garden gates and fences

- a. The hedge must appear well-maintained at all times, and must therefore be cut at least once in the season and as needed. Preferably before St. His, but no later than August 1. The hedge must not be more than 1.80 meters high. Only beech hedges may be planted (cf. planting plan).
- b. Street lamps and mailboxes must be cut free of hedges all year round.
- c. Garden gates may be installed in rear and front gardens. When replacing or installing new garden gates, these must be made of wood and must be painted with the colour RAL 9005 black.
- d. It is allowed to put up wire fences in gardens in connection with hedges. In front gardens, it is only allowed to have black wooden fencing between the plots.

8. Satellite dishes

- a. Satellite dishes must not be installed on buildings.
- b. If satellite dishes are placed in the garden, they must be at a maximum height of 1.20 meters.

9. Drying rack and clotheslines

- a. A drying rack may be set up in the garden, but it must be below hedge height.
- b. Removable drying racks may be installed on the balconies. Clothes should be dried inside the railing.

10. Mailboxes and waste bins

- a. It is only allowed to set up mailboxes with model number Liber L17 in black (RAL 9005 matt gloss 30). For blocks 1–9, they must be ordered by the owners' association's board.
- b. It is only allowed to put waste bins and racks approved by Fredensborg Forsyning A/S. See their website.

For blocks 1-9, they must be ordered by the owners' association's board. Maximum one stand per household. If additional waste bins are required (where possible), these must be ordered and maintained at your own expense.

11. Front door covering

- a. It is only allowed to install cover REBECCA 1200 from SUPERROOF.
- b. Shelter may only be put up above entrance doors surrounded by masonry (terrain and 1st floor).

12. Painting woodwork and windows

- a. Blocks 11-13: In the terraced houses, the exterior black woodwork may only be painted with colour code RAL 9005 black. For painting window and door frames, white paint with color code RAL 9010 white should be used.
- b. Blocks 1-9: All painting of exterior wooden surfaces including window sills and doors is done collectively. Private Sheds are exempt.

13. Livestock

- a. Dogs must be kept on a leash and excrement must be picked up.
- b. There can be a maximum of two domestic animals per household – birds or mammals. It is possible to apply for a possible exemption.

14. Road and connector roads

- a. Vehicles are allowed to travel at a maximum speed of 15 km/h, and traffic takes place on the premises of vulnerable road users.

15. Playgrounds and common areas

- a. Playgrounds and common areas are intended for use by residents.
- b. It is not allowed to play with dangerous toys in common areas.
- c. Everyone must take care of the planting and take into account the surroundings.

16. Underfloor heating (only applies to Ejerforeningen Mølledammen blocks 1-9)

- a. It is allowed to install underfloor heating in individual apartments. The installation must take place in accordance with current rules and standards, and a shunt must be established in the individual apartment's technical room. The board must always be informed and the owners' association's plumbing must approve the installation. The owner pays the costs of this.

17. Interpretation of rules

- a. In case of doubt, only the Board of Directors has the final decision.