

House rules for E/F and G/F Mølledammen

Updated in accordance with proposals approved at the general meeting on 16 May 2024

1. Principle

- a. Residents must in all circumstances show consideration for other residents and for the buildings.

2. Noise (parties, craftsmen, tools, etc.)

- a. It is allowed to carry out craftsman tasks on weekdays from 8 am to 7 pm.
- b. Saturday, Sunday and public holidays from 10 am to 4 pm.
- c. It is not allowed to play loud music or make noise after 10 pm.
- d. If you are having a party, inform your neighbors and show consideration.

3. Barbecue

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

4. Setting up playhouses etc. in gardens

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

5. Front and back gardens, terraces and balconies

- a. Must be neat and well-maintained, and must not be used as a storage space, among other things due to rat danger.
- b. There must be free passage on galleries, stairs and lifts as well as on pavements.
- c. Awnings in solid earth colours may be individually erected.
- d. Windscreens may be set up on the balcony/balcony in the colours black or light grey.
- e. If you have a sub-tenant, balcony boxes should hang inside.

6. Green working day

- a. Green Working Day is held in G/F Mølledammen 2 times a year, spring and autumn.
- b. Green Working Day is a joint activity with a duration of 3 hours per working day.
- c. The time for the meeting is set by the board.
- d. Planning can be handled by the board or an appointed working group.
- e. The homeowners' association bears the costs of materials.
- f. The households that participate in the Green Working Day with one or more participants will receive a reward of DKK 300 per working day.
- g. The reward does not apply to any volunteer or extraordinary working days.

7. Parking

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

8. Charger for electric cars

- a. The board must approve the establishment of chargers for electric cars when the individual resident sends a signed declaration and drawings before the charger is established.
#11 and #13 must fill out the declaration and send drawings if an electric charger is established in a common area or if the charging cable is to be routed over the pavement.
- b. See the statement on the association's website www.molledammen.net.

9. Hedges, garden gates and fences

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

10. Cat flap

- a. The board must approve the establishment of a cat flap in the façade door in #1-9 when the individual sends a signed declaration before the cat flap is established.
- b. See the statement on the association's website www.molledammen.net.

8. Satellite dishes

- a. Satellite dishes may not be set up on the buildings.
- b. If satellite dishes are placed in the garden, they must be a maximum of 1.20 meters high.

9. Drying rack and clotheslines

- a. A drying rack may be set up in the garden, but it must be below the height of the hedge.
- b. It is allowed to put movable drying racks on the balconies. Clothes must be dried within the railing.

10. Mailboxes

- a. It is only allowed to put up mailboxes with model number Liber L17 in black (RAL 9005 matt gloss 30).
- b. For #1-9, mailboxes must be ordered by the board.

11. Waste sorting

- a. It is only permitted to place waste bins and racks that have been approved by Fredensborg Forsyning A/S. See the utility's website.
- b. There is joint waste sorting in G/F Mølledammen.
- c. It is required that the individual resident be careful to sort waste according to the rules, as incorrect sorting can impose additional costs on the association for collection/emptying of waste.
- d. Bulky waste is the individual's own responsibility.
- e. Bulky waste is not household waste and must therefore not be delivered in the shared waste containers, but either driven to the municipal recycling centre or placed in the place rejected by the Utility.
- f. Bulky waste may not be placed at the collection point until the day before collection.

See also the association's website: www.molledammen.net.

11. Covering front doors

- a. It is only allowed to install a cover REBECCA 1200 from SUPERROOF.
- b. A cover may only be erected over entrance doors that are surrounded by masonry (terrain and 1st floor).

12. Painting woodwork and windows

- a. The exterior black woodwork must be painted with the colour code RAL 9005 black.
- b. Tool sheds must be painted with colour code RAL 9005 black.
- c. Window and door frames must be painted with colour code RAL 9010 white.

13. Pets

- a. Dogs must be kept on a leash and excrement collected.
- b. There may be a maximum of two pets per household – birds or mammals. It is possible to apply for any exemption.

14. Traffic on roads and side roads

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

15. Playgrounds and common areas

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

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

- a. It is permitted to install underfloor heating in the individual apartments.
- b. The installation must be carried out in accordance with applicable rules and standards, and a shunt must be established in the technical room of the individual apartment.
- c. The board must always be informed and the owners' association's plumbing must approve the installation. The owner pays the costs for this.

17. Interpretation of rules

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