Introduction

In accordance with the Condominium Act § 5, the homeowners' association has the authority to establish general rules for common and private property use through a house order. This order, ratified by a simple majority at a general meeting, applies to members, household members, tenants, and property occupants. Its primary objective is to regulate the use of common and private property, ensuring the optimal safeguarding of the association's assets and fostering a sense of security. The house order operates in conjunction with the association's statutes, with legal regulations taking precedence.

All individuals on the property must comply with directives from the association's board or its representative (e.g., administrator or property service company). For any inquiries about the house order, residents can contact the board or the property service firm.

Find contact information for the board and property service firm on the association's website www.nordrevaenge.dk.

This house order applies specifically to Ejerforeningen Nordrevænge, covering Mågevej 44-58, Nattergalevej 38-90, and Vibevej 28-30, 2400 Copenhagen NV, with CVR no. 35 16 67 18. Residents seeking clarification on the house order can contact the association's board or the property service firm.

The house order was adopted at the association's general meeting on January 24, 2019, and it supersedes any previously applicable house orders.

(Please note that the English version is a summary; it cannot be used for legal purposes).

1. **Waste**
   Residents must adhere to municipal waste regulations, ensuring sorted waste is placed in designated containers. Leaving waste around is prohibited, and violations will incur removal costs. Residents can contact the property service for guidance on waste disposal.
2. **Drains**
   To prevent flooding, residents are responsible for keeping apartment drains clear. Discarding items that can clog drains is strictly prohibited.
3. **Balconies**
   The installation of planters and outdoor items requires board approval. Residents must respect neighbours during watering, and any outdoor

installations need prior written approval. Balcony railings must be glass and not exceed 50 cm. Gas grills are permitted but must be monitored during use.

4. **Antennas, Satellite Dishes, Awnings, etc.**
   No structural changes or installations are allowed without prior board approval.
5. **Baby Carriages, Bicycles, Footwear, etc.**
   Residents must avoid obstructing stairways and hallways. Temporary parking of baby carriages is permitted with open passage.
6. **Ball Games and Play**
   Noisy activities are restricted after 22:00, and no ball games against buildings are allowed. Play on lawns is encouraged.
7. **Bicycles, Motorcycles, etc.**
   Residents must observe city regulations and use designated areas. Noise from motorized vehicles should be minimized.
8. **Pets**
   One cat is allowed, ensuring no disturbance to others.
9. **Doors**
   Doors with closers must be kept closed; propping them open is prohibited.
10. **Exterior of the Property**
    Maintain the original appearance of the property; residents are prohibited from DIY work on windows, woodwork, or doors. Drawing on walls or facades is strictly prohibited.
11. **Electricity, Water, and Heating**
    Residents must promptly report faults in the apartment's installations for electricity, water, and heating.
12. **Feeding Birds and Animals**
    Feeding birds and animals on the property is prohibited to prevent pests.
13. **Insurance**
    The association insures common property, but individual content is the owner's responsibility.
14. **Frost**
    During cold weather, residents are required to close communal windows to prevent frost-related damage.
15. **Common Areas**
    Common areas must be used for their intended purposes, with residents showing consideration for others.
16. **Green Area/Backyard**
    Residents must maintain cleanliness in the green areas and follow guidelines for gatherings.
17. **Front Gardens**
    Maintain individual front gardens, with restrictions on height for hedges. No fences are allowed.
18. **Construction Work**
    Restrictions are placed on noisy construction work hours.

19. **Cellar/Attic/Storage Rooms**
    Residents with designated rooms must be responsible for their maintenance.
20. **Attic and Cellar Hallways**
    Keep these areas clear as per fire regulations.
21. **Parking**
    Residents must drive cautiously on the property, and parking in the courtyard is strictly prohibited.
22. **Private Installations**
    Private installations, such as dishwashers and washing machines, must be installed by authorized professionals and equipped with safety features.
23. **Cleaning**
    Residents must keep common areas clean.
24. **Rats, Mice, and Pests**
    Promptly report sightings to the board or property service firm.
25. **Smoking**
    Smoking is not allowed in common indoor areas. Outdoor smoking, including on balconies, must be done with consideration for other residents.
26. **Property Damage**
    Residents must report any property damage promptly.
27. **Signs, Advertisements, etc.**
    External signage is prohibited, with residents encouraged to use notice boards for communication.
28. **Snow Removal**
    The association is responsible for snow removal.
29. **Noise**
    Residents must consider neighbours during loud activities and adhere to specified hours for noisy work.
30. **Windows**
    Residents are not allowed to paint exterior windows. Interior maintenance is the responsibility of the individual member.