

The Tuborg Kanal Owners' Association

Conduct Guidelines

August 20, 2015

Recently a number of primarily new owners have addressed a number of questions to the Owners' Association Board concerning permits, guidelines, etc. Unfortunately, guidelines are found in various documents pertaining to our rules and regulations, and it may be difficult to obtain an overview. For this reason, the Board has consolidated the pertinent rules in the document below. This consolidation does not claim to be exhaustive, but it does answer most of the questions frequently asked.

This consolidation is based on the following documents:

- ✦ **A.** Ejerforeningens tinglyste vedtægter af 22.12.2010 (The registered rules of the Owners' Association, December 22, 2010)
- ✦ **B.** Ordensbestemmelser af 29.11.2009 (Code of Conduct, November 29, 2009)
- ✦ **C.** *(Decisions and interpretations by the Board, which have created a precedent, in Italics)*

Use of the condominiums

Subletting permitted. If entire apartments or single rooms are rented out, the number of residents must not exceed the number of rooms of the apartment. Apartments must not be divided into bed-sitting rooms. (A)

The condominiums are not for commercial use. Residents may set up private offices, studios, drawing offices, or the like, if the Board considers that this does not deflect from the residential nature of the property, and that it does not inconvenience neighbors. (A)

Common pets often found in apartment buildings, like dogs and cats, allowed. Pets must never inconvenience other residents. Dogs and cats must not go about the property without a leash. Pet owners must pick up droppings. (B).

Maintenance

All inside maintenance is the responsibility of the owner.

Inside maintenance and modernization comprise the following: painting, whitewashing, and wallpapering, as well as maintenance of floors, woodwork, walls, and plaster, the internal side of doors and windows, all the furnishings of the apartment, e.g. electrical installations, gas and faucets, radiators, valves, and sanitary installations, all pipes up until the connection to the common pipes, as well as everything which is the responsibility of the tenant to maintain and replace according to current tenancy legislation (A). *(In the installation closet of the apartment (whether inside the apartment or on the landing), the boundary between the common property and the heating system of the individual owner is such that the feeder pipes up to the red faucets are joint responsibility, whereas the rest are the owner's responsibility.)*

The Owners' Association is in charge of all other maintenance and modernization, the cost of which is covered by the community expenses. This includes balconies, windows (*the Association has a glass insurance*), patios, garages, ramps, and parking areas. Please note: (A)

- ⤴ No adaptation or change of bricked areas permitted, including change of color or structure.
- ⤴ No change of wooden facades and panels on balconies, by floor crossings, and apartment boundaries permitted. This also applies to oiling, covering, or giving a different color or structure compared to the time of purchase.
- ⤴ No screening of balcony railings or balconies permitted except those models allowed at the time of purchase. *(The only model at present is off white canvas attached to the inside of the glass facades in areas conforming to the size of the glass.)*
- ⤴ No boarding up of windows from the outside or the inside permitted.
- ⤴ Maintenance and processing of painted surfaces must comply with currently valid methods and choice of colors.
- ⤴ No change of glass in facades from the type of glass at the time of purchase permitted. (A)

Outside areas

- ⤴ Sunscreens may be set up only above the ground floor patios and only as shown on the approved plan at the time of purchase. (A) *(The only approved design is an off white base with a wide, dark green stripe. Ask the Board for a sample).* No sunscreens permitted on the balconies.
- ⤴ No change or adaptation to fortified areas permitted. (A) *(Except for the covering of ground floor patios. These have been individually adapted to residents' wishes since building began, and for this reason may continue to be changed and maintained according to owner wishes at their expense.)*
- ⤴ No change or adaptation to the green fences bounding the ground floor patio gardens permitted. This includes both plantation and choice of plants in fences bordering the patios. (A). *(In accordance with the current maintenance agreement. DEAS trims the green fences on the outside and outside top once a year at the community's expense. Owners are responsible for trimming insides and inside tops bordering their neighbors. The ivy must be allowed to cover the larch wood in due time.)*
- ⤴ No maintenance of the undressed larch wood of the green fences with oil, wood preservative, paint or the like permitted. (A)
- ⤴ No plantation in the patio gardens permitted above a height, which may impede the free view of Øresund or shade bordering patios annoyingly. (A). *(For the sake of uniformity, the Board interprets this provision to mean that plantations and other arrangements on the patios are not to exceed the height of the larch wood parapet at any place plus 10 cm for the ivy).*
- ⤴ No flower boxes or the like to be set up attached to the balcony railings. Plants are to be placed in flower pots only on balcony floors (A).
- ⤴ No setting up of signs, advertisements, showcases, outside antennas, sunscreens, windbreaks, windshields, windbreakers, et al. without Board approval. The mounting of key boxes in connection with burglary alarms must comply with Board approved guidelines. (A)
- ⤴ No effects to be placed on staircases, elevators, or other shared facilities. Only furniture and household effects conducive to normal use of balconies to be placed there. Such effects must not appear to mar or disfigure the balconies. (B).
- ⤴ *In garages, only vehicles such as cars, bicycles, wheelchairs, and the like to be parked. No other storage allowed. (C).*

Bicycles, cars, and boats

No parking outside authorized parking areas. This means no parking in the Canal Street. (B). *(30 minutes are allowed for loading and unloading, using the parking disc).*

Authorized parking is in the garages, 40 reserved parking places in the parking lot behind the Association's even numbers, and 8 parking places on Hans Bekkevolds Allé. These places are subject to time constraint, since otherwise they quickly fill up by office workers. All members have received one park permit per apartment. If needed additional permits are available at 50 kr. per year from the janitor. The time constraint does not apply, if the park permit is on the inside of the windscreen. Association members and guests with a permit may use any of the 48 parking spaces as needed. The parking places by the curbs of Hans Bekkevolds Allé from Philip Heymanns Allé until our buildings belong to the property association. No restrictions apply.

Parking restrictions are subject to control by Europark, and transgressions may result in a control fee.

Bicycles, prams, play carts and the like must not lie about in shared facilities nor in the canal street.

(B)

Bicycles are to be placed in the garages or behind the buildings.

Moorings are within the competence of the Boat Club of the property association. Permits are sold only to residents within the area. Please contact the Boat Club, which ensures that free moorings are advertised internally. Sale to non-residents apply only if no resident has applied within a given period. Mooring permits do not allow the owner the right to park in the Canal street.(C).

Miscellaneous

Moving in or out requires the use of an external lift, and using the elevator for this is not permitted.

(A)

Kitchen waste to be put in garbage bags, and securely sealed to avoid pollution of the garbage chutes and garbage containers. (B)

Use of musical instruments, radio, TV, video, and the like must not lead to a level of noise potentially annoying to other residents. No use of technical appliances like washing machines, dishwashers, and clothes dryers between 11.00 PM and 7.00 AM. No use of power drills and other noisy tools between 8.00 PM and 8.00 AM. (B)

The use of elevators is exclusively for transporting people. (B)

No drying of linen and clothes, or beating of carpets out of windows or on the balconies. (B)

The Board, August 20, 2015.