

# House Rules for all residents in

Bolvighus  
Bernhard Bangs Alle 2, 4 og 8  
Frederiksberg

## 1. Bulletin boards

can be used by all residents concerning issues of common interest.

The message should contain date of origin, name and flat no of the publisher - and must be removed after 7 days, at the latest. No commercials or its like must occur on the bulletin board.

Information from the board and the caretaker is also occur on the bulletin boards.

Issues of no general interest should be given in writing directly to the board – either by mail or by email to [bestyrelsen@bolvighus.dk](mailto:bestyrelsen@bolvighus.dk)

## 2. Noise

Due to poor sound proofing it is the duty of the residents to limit noisy behavior. Between 10 PM and 7 AM on weekdays (12 AM – 8 PM during weekends) there should be quiet.

The limitation of noise also includes radio, TV and music instruments.

Renovation and maintenance is allowed between 8 AM and 7 PM. All use of tools – electric and non electric – are not allowed outside the mentioned hours.

Noisy behavior at stairs, galleries and in the basements are not allowed.

## 3. Laundry

is for the use of the residents only.

The prices for using the laundries various facilities are determined by the board. Kindly find updated guidelines on [www.bolvighus.dk](http://www.bolvighus.dk)

#### **4. Elevators**

Are for passengers only, and should be handled with care!

It is forbidden to use the elevators for transportation of larger objects – such as furnitures and building materials.

#### **5. Waste**

Rubbish shutes are for household waste only. Remember to use plastic bags which are properly closed. This goes for the waste left in the containers in the garbage room as well.

Packaging, scrapped furnitures and other kinds of huge waste must not be left in the garbage room or in the basements! The caretaker will arrange for pick up of huge waste (once every third month as a minimum). Huge waste is picked up after rules of the Frederiksberg Municipality. You may find these rules on [www.frederiksberg.dk](http://www.frederiksberg.dk)

Notification on bulky waste will be found on the bulletin boards.

The recycling area of Frederiksberg is situated in Kulbanevej 4, 2500 Valby.

Be aware, that any chemical waste, painting leftovers and other waste must also be delivered on the above mentioned address according to environmental legislation.

Glass and bottles should be thrown in the container placed at the end of the building BBA 8.

Newspapers, magazines, metal waste, plastic, carton, paper and used batteries must be sorted and put in the various containers on the property. Please see the signs.

Industrial waste must be removed from the property by its craftsmen.

#### **6. Cars, motorbikes, bicycles etc**

Cars and MCs should only be parked in the marked parking area. Parking of unauthorized vehicles are not allowed. Due to risk of fire, MCs, mopeds etc. must not be parked in the basement.

Bikes should be parked in the bike racks or in the bicycle storages in the basement.

Prams and strollers must be parked in the pram basement.

The front doors to the main stairs, basement and bicycle storages must be kept locked.

## **7. Galleries, balconies and stairways**

Important notice: It is the duty of the residents to keep the facade of their part of the galleries clean at all times. This goes for the gallery itself, the woodwork, windows and doors to the apartment. Dirt should be washed off when necessary.

The board will make an inspection once a year (1st May) and if the cleaning is not proper carried out at the inspection, E/F Bolvighus will then organize the necessary cleaning without further warning. The costs involved will be collected together with the residents common expenses.

During winter: Use gravel if the surface is icy.

NEVER USE SALT neither on the galleries nor on the balcony! It destroys the construction of the building! Brooms and gravel are placed in the garbage room.

Any injury caused by lacking maintenance must be paid by the resident personally.

Due to fire regulations the galleries and stairways are only for access to and from the apartments. Therefore no chairs, tables, trams, bicycles and its like may be placed here! This is in case of emergency rescues. Though the authorities will accept smaller flowerpots along the walls.

Sanctions will be carried out if the board valuates apartments/residents not following these rules (see item 17).

## **8. Flower boxes - sunblinds - facade**

Plastic inner boxes must be used, and watering should be done with care not to annoy any other residents.

Colour, shape and materials of sunblinds, over the balconies must be approved by the board before installation. And its carrying capacity should match the fiber concrete elements!

Parabolic antennas are not allowed on the facade of the property.

Any other visible mounting on the facade must be approved by the board on beforehand.

## **9. Plumbing**

In case of replacement and maintenance of the plumbing the resident is committed to observe the Danish law on this subject.

It is forbidden to touch or change anything in the common installations associated to the property – such as radiators and any equipment on the property side/border of the stopcocks and the radiator system as a whole.

Maintenance and repairs on the mentioned equipment must be done only by the plumbing company affiliated to the property and should be coordinated with the caretaker.

Access to common plumbing installations must never be blocked. Free access for the plumbing technician for emergency intervention is vital!

When cleaning the drains in the apartments only approved cleansers meant for the purpose are allowed. Unauthorized cleansing items such as strong chemicals can damage the installations.

Any irregularity in the common plumbing on the property should immediately be reported to the caretaker.

## **10. Ventilation**

In the tall building of the property a common extraction is installed which is connected to fans at the loft. These are again connected to the ventilation in both the bathrooms and kitchens.

It is therefore not allowed to install hoods and bathrooms extraction with built in motors in the flats. It will cause irregularity in the common ventilation system and bad smell in the other flats.

Since the flats in the low building have individual flow to the open air, the same restrictions does not apply.

## **11. Rebuilding of apartment**

If residents would like to rebuild their apartments we refer to the website of Frederiksberg Municipality [www.frederiksberg.dk](http://www.frederiksberg.dk)

If necessary the board can present the reconstruction papers to an expert chosen by the board. Cost involved will be charged to the owner.

## **12. Hybrid network**

The property has cable TV and high-speed internet.

Any intervention on the installation is strictly forbidden.

Any troubleshooting and repair due to unauthorized intervention will be billed directly to the person in question.

Further instructions you may find at [www.bolvighus.dk](http://www.bolvighus.dk)

## **13. Pets**

Pets are allowed only after receiving a written permission from the board.

Pets must be of no nuisance to other residents and should be kept leashed on the property area.

Fighting dogs and related dog types are not allowed according to Danish legislation, and the responsibility lies with the owner to prove that their dog is not covered by this law.

The pets should not be walked on the property area and any dropping must be removed immediately by the owner.

If the rules are violated the permission will be withdrawn.

## **14. The common areas**

can be used by all residents. No interference with the planting are allowed.

To avoid rats and other pests it is strictly forbidden to lay out any food on the property.

Clean ups after use lies with the user.

Smoking are not allowed at the indoor premises.

## **15. Damages – claims**

If the property or its belongings are inflicted, all effort will be taken to find the tort-feasor and claim him/her in respect of the other residents.

## **16. Sale and sublease of flat**

Any sale or sublease must be reported to the board.

The seller/ sublet is committed to inform the new owner or tenant about these house rules.

When subleasing a flat, contact details (e-mail and phone) on the owner and the sub-leaser must be given to the board.

## **17. Violation of the house rules**

Violation of the house rules will cause a verbal or written warning from the board or from the property administrator.

If the house rules are violated repeatedly or if the violation is very serious the owner can – according to Danish “own- and rental apartment” legislation - be imposed to move out.

The board of the owners of the property “Bolvighus” (Bernhard Bangs Alle 2, 4, 8) have the right and duty to ensure that the house order is observed and implemented for the benefit of all residents

Any cases or subjects, not mentioned in these house rules can be submitted in writing to the board, and the request will be treated at one of the next board meetings.

These House Rules are substitute to the rules of 2011, and are valid until a revised version will be issued.

Approved by the General Assembly on 29 March 2016.

Best regards

# Committee of Bolvighus

See contact information at [www.Bolvighus.dk](http://www.Bolvighus.dk) or on the bulletin boards at the stairs.