



5. september 2023

## House Rules for the property Lyngbyvej 32, 2100 CPH Ø

These house rules apply to all residents – owners as well as tenants – including commercial tenants of the property.

The house rules have been adopted at a resident meeting in the property, to which all owners and tenants have been invited.

Complaints and notifications regarding non-compliance should be directed to the property administrator, who will initially handle the matter and find a solution to the problem. The administrator will inform the board.

### General

It is in the interest of all residents to adhere to the house rules below, as this will create peace, security, and satisfaction if everyone recognizes the need to consider common interests.

If a resident feels disturbed by another resident's noisy behavior or violations of the house rules and addresses them to cease their disturbing activities (with reference to the house rules), the concerned individual should comply with the request without taking personal offense towards the one making the request.

The board and the property administrator have the right to address violations of applicable regulations as part of their efforts to maintain peace and order, keep the property in good condition, and thereby contribute to minimizing maintenance costs.

If a violation of the house rules becomes known to the administrator or the board, the resident in question will receive a warning, and in case of repeat offenses, the sanctions provided by the Tenancy Act or the Condominium Act may be applied. Any doubts about the interpretation of the wording of the house rules will be initially resolved by the administrator and the board.

### Access to the Property

The property is locked around the clock. Access can only be granted with a key or chip.

### Administration

The property is managed by:

HHH Administration ApS  
Ryvangs Allé 44  
2900 Hellerup

Inquiries should be directed to Tanya Brösen at direct telephone number 50 83 49 06 or email: [tb@admship.dk](mailto:tb@admship.dk)

### Caretaker

The property's caretaker is GodKent ApS, and all inquiries regarding practical matters should be directed to them.

The caretaker is available on Thursdays between 4:00 PM and 4:30 PM. Inquiries can be made in person or by calling: +45 48 42 09 55.



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### Bicycles, Strollers, etc.

Bicycles and strollers should be placed in designated areas. Due to fire safety regulations, bicycles and strollers should not be left in front of apartment doors or on the rear stairs.

### Damages

If there is any damage to or within the property, it should be reported to the caretaker, who will ensure repairs are made.

### Drills and Hobby Tools

The use of drilling machines and other noisy hobby tools is allowed on weekdays between 8:00 AM and 6:00 PM and on Saturdays between 9:00 AM and 2:00 PM. Noisy tools **should not** be used on Sundays or public holidays.

In case of major renovation of the apartment, please notify the caretaker and neighbors in advance.

### Elevators

All elevators should be operated and treated according to regulations and should not be overloaded, especially during moving in or out.

In case of elevator breakdowns or trapped individuals, call: Kone Døgnservice at **+45 35 87 80 00** or contact the caretaker at **+45 48 42 09 55**.

### Facades

The facades should be kept clean and free of various attachments. It is not allowed to install satellite dishes, balcony boxes, drying racks, banners, advertisements, political displays, or the like.

### Feeding wildlife

Feeding of wildlife (birds, cats, dogs, foxes, etc.) near the property is not allowed.

### Fireworks

Burning fireworks on the property's common areas is not allowed.

### Keys

Additional keys and key fobs can be ordered from the caretaker. Keys and key fobs are valid for main doors, elevators, basement, bicycle workshop, waste rooms, and meter rooms by the elevator. Residents are responsible for the cost of keys.

### Landings

According to fire safety regulations, landings should be kept free of bicycles, strollers, and similar items. Small items like potted plants, shoes, etc., should also not be placed in recesses. Decorating and hanging posters, art, or similar items are not allowed.



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## Music and Noise

In consideration of other residents, please make every effort to avoid noisy behavior.

Loud music from radios, TVs, and musical instruments should be avoided as much as possible and not played after 8:00 PM, when the music should be at a reasonable and non-disturbing level.

During festive occasions, please consider your neighbors, even into the late hours. Announce festive occasions through notices in the elevators.

Music, etc., should not be played in common areas or near open windows and doors.

## Notices/Postings

It is allowed to post notices in the elevators related to the announcement of festivities or similar events that may cause noise beyond normal hours.

In connection with the sale of an apartment, it is allowed to have one's real estate agent put up signs in the apartment's windows to indicate that the apartment is for sale.

Posting in elevators, doors, and elsewhere in the property is not allowed without approval from the caretaker, administrator, or board.

## Parking

There are parking spaces in front of the building.

Inquiries regarding the allocation of parking permits for the parking area can be made to the administrator. Guest permits can be issued by the caretaker.

A maximum of one permanent permit is issued per household. It is a requirement that the vehicle is registered in the motor register with the resident as the owner or user to be eligible for a permanent permit.

Regular inspections and monitoring of the parking area are conducted in agreement with UnoPark.

## Pets

Keeping dogs and other pets is allowed. Pets should not cause disturbance to other residents through noise, smell, or other means. Dogs should be on a leash in staircases, elevators, and other common areas.

Please ensure that dogs do not exhibit noisy or aggressive behavior towards residents and visitors in the property. Any pet waste should be promptly removed, and in general, common areas should be kept clean and tidy.

These rules also apply to pets that are temporarily in the property.

## Pollution

Any form of pollution of the property's common areas is not allowed. Therefore, items that emit odors, noise, fire hazards, or any other disturbance to the property or residents should not be stored there.

If a resident is responsible for pollution, necessary cleaning must be carried out by that resident or at their expense.



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### Sales and departure

When selling or vacating apartments, this should be communicated to the administrator.

### Subleasing

When subleasing an apartment, this should be communicated to the administrator. The owner should provide the subtenant's address, phone number, and other contact information. The apartment owner should ensure that the subtenant receives a copy of the house rules and complies with them.

### Waste and Recycling

Waste chutes are for common household waste only. This waste should be sealed in closed bags with knots. Pizza boxes, cardboard boxes, and other large items should not be thrown down the chutes to prevent blockages.

- Waste must be sorted into the appropriate container for recyclables.
- Construction waste must not be deposited in the waste shed.
- Commercial tenants should use the designated waste containers provided for them.

### Website

The property has a website [lyngbyvej32.probo.dk](http://lyngbyvej32.probo.dk), where all central information (house rules, contact info, etc.) will be available.