

House rules and values of E/F Fredens Gaard

Values

These house rules for the homeowner association E/F Fredens Gaard are a set of guidelines to help ensure residents in the association have the best possible conditions to thrive side by side in our community. In cases of disagreement or conflict, we encourage respectful dialogue and exchanging of opinion between parties prior to involvement of third parties.

The homeowner association Fredens Gaard advocates for diversity and mutual respect. We do not accept discrimination against gender, age, ethnicity, religion, sexuality or any other type of discrimination. Instead, we encourage residents to be considerate and tolerant, and associate with each other in a friendly manner.

Welcome to the homeowner association Fredens Gaard.

House rules

1. Stairways, elevators and cellars

1. Elevators are primarily for transport of people and the doors cannot be blocked. Residents in the association have a responsibility to ensure that neither elevator, stairways or other common areas are damaged during moving or similar situations.
2. Smoking in the stairways or in the elevators is not allowed.
3. Fire regulations dictate that no items can be placed on landings, in the basement outside allotted storage rooms, in technical rooms, stairways or in other common indoor areas. This means that, for example, footwear and strollers must be stored inside apartments or in allotted cellar space.
4. The corridors in the basement must, due to fire hazards and general accessibility, allow free passage everywhere. No items can be placed or stored in the common corridors.

2. Bike parking, strollers and motorized vehicles

1. The common stairways and basements cannot be used for storage of bicycles, strollers or similar. Bicycles must be parked in the bike racks in the courtyard, in apartments or the storage room in the basement. Cargo bikes must be parked in the back of the courtyard or towards the end of the bike racks where there is plenty of space to pass by.
2. Strollers must be stored inside apartments or in basement storage rooms.
3. No motorized vehicles can be parked in the courtyard without prior permission from the board.

3. Balconies and rooftop terraces

1. Ensure that balconies/terraces are neatly organized. Balconies/terraces cannot be used for storage.

2. During and after events on the common rooftop terraces, they must be kept clean and tidy so other residents can also use the spaces freely.
3. No items can be thrown from balconies or rooftop terraces.
4. It is not allowed to barbeque with charcoal or set up bonfires in the common areas. Barbequing is only allowed from gas grills.
5. Marquees cannot be attached to the building by terraces or balconies.
6. Ball play is forbidden on rooftop terraces, where it is also not allowed to run, jump, drive scooters, bicycles, rollerblades or skateboard. All stays on the rooftop terraces must take place with consideration of neighbours.
7. Due to the risk of dropping, flower boxes can only be attached on the inside of balconies. Consideration must be shown towards the downstairs neighbour, when plants are watered or balconies swept. Make sure that trash doesn't fall down.
8. Attachment of shades, lighting, heating lamps or similar, may only be done if the board has approved this.
9. It is not possible to book the rooftop terraces or courtyard for private use. These are common areas for all of Fredens Gaard's residents.

4. Fire escapes

1. Three fire escape are placed for use in case of fire. These should not be removed or used under any other circumstances.
2. The fire escapes are all located on the lower rooftop terrace (on top of the rowhouses).
3. A box with a ladder inside has been placed to help apartment 17 (3rd floor) in case of fire.
4. A fire escape is located on the side of building D with descent to the courtyard in the ground level common room and the fire door to the common room on the first floor is exclusively for use in case of fire. It is not allowed to use it for general passage between the common rooms and the rooftop terraces.
5. There is a staircase to/from the rooftop terrace next to the door to hallway 28C to use for apartment 18 (3rd floor) in case of fire.

5. Garbage

1. All trash must go into closed trash bags.
2. Organic waste is solely for organically disposable waste.
3. Pizza boxes cannot be disposed in the cardboard waste, but must be discarded as disposable waste.
4. No trash can be disposed around the buildings or on the common rooftop terraces.
5. No trash can be disposed in bags outside the garbage containers.
6. Trash and disposed items that are not removed by general waste collection must be disposed of by residents themselves

7. Waste from construction work must be disposed of by residents themselves.

6. General

1. The apartment and the common areas must be used in a way that is not to the inconvenience of other residents. If something bothers a resident, it is encouraged that matters are solved in an agreeable manner through friendly dialogue.
2. No posters or signs other than the ones approved by the ownership association can be put up. The board can be contacted for further information.
3. Residents must ensure that outer gates and basement doors are always kept properly closed.
4. Residents are encouraged to remain vigilant if unknown people attempt to enter the property. If necessary, call the police.

7. Music and noise

1. Practice or playing of music and hosting noisy get-togethers and entertainment cannot be to the inconvenience of other residents or neighbouring buildings. Special consideration must be shown between 22:00 and 8:00 all days of the week. Additionally, doors and windows must be closed after 23:00 when private events are hosted in the apartments or common rooms.

8. Noisy work

1. Use of noisy tools must be limited to the time between 8:00 in the morning and 20:00 in the evening regardless of the weekday.

9. Pets

1. It is allowed to have pets as long as these are not to the inconvenience of other residents.
2. Dogs: Dogs must be kept on a leash and feeding is only allowed indoors. The dog's behaviour and play cannot be to the inconvenience of other residents. In case of continuous bothersome barking the dog owner can be asked to get rid of the dog. Walking of the dog for it to do its business must take place outside the Fredens Gaard courtyard. In case of accidents, the dog's excrements must be immediately removed and placed in a tightly closed bag before disposing of in the waste container. Playing with dogs can take place on the large grass area in the courtyard. According to the articles of the association it is not allowed to have a dog larger than 10kg.
3. Cats: Cats cannot be to the inconvenience of other residents and should be kept within apartments.
4. Reptiles: No types of reptiles can be kept as pets.

10. Birds

1. Due to the risk of mice and rats, and to avoid a mess, birds cannot be fed neither on balconies, rooftop terraces or from common areas.

11. Abiding by the house rules

1. If a resident significantly neglects their obligations in these house rules including repeated violations or reckless behaviour towards other residents, it can lead to exclusion from the association according to the law. These house rules are to be complied with and they are given to all owners and residents and can also be found on the E/F Fredens Gaard website. The house rules will be revised with periodically and the residents will be notified in case of updates.

12. Board and general assembly

1. The board consists of five members and two alternate members among the owners and they are elected by the owners in E/F Fredens Gaard. The board is elected at the annual general assembly.