

House rules Borupshave



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| <p>Domestic waste</p> | <p>In each staircase there is access to a waste shaft and a dumpster, which is located in a separate room in the basement. Do not use the waste chute between 21:00 and 07:00 due to noise.</p> <p>All waste from food must be sealed in plastic bags that are securely closed with a knot or a rubber band so that the shaft is not contaminated. Do not put unsealed food waste in containers as it causes bad smell, is ugly to look at and attracts insects and rats, which can cause health problems.</p> <p>For security reasons sharp objects (e.g. broken glass) must be properly wrapped, so no one can get hurt.</p> <p>Remember to close the chute door after use.</p> <p>Waste should not be disposed of in common areas, in the roof garden or out the windows. This includes candy wrappers, soil, sand, wood chips, etc.</p> <p>Newspapers and advertising papers should not be disposed of in the hallway next to the mailboxes, on radiators or stairways. These papers can be deposited in the municipality's paper containers set up in the parking lot behind the supermarket.</p> <p>Glass (bottles, jam jars and the like) must be deposited in the municipal containers for glass, which is found in the parking lot behind the supermarket - or at the municipal recycling site <i>Bispeengen Genbrugsstation</i>.</p> <p>Electronic waste, Chemical waste (paint, spray cans and the like), old bikes and the like must NOT be left in common areas, but for environmental reasons MUST be delivered to the municipal recycling site <i>Bispeengen Recycling</i> - or alternatively to another appointed area, if a container is specifically advised to.</p> |
| <p>Baby carriages, bicycles, furniture and the like</p> | <p>For fire safety reasons prams, strollers, play carts, bicycles, furniture and similar effects must NOT be stored in the stairways or in the main entrances.</p> <p>Bicycles MUST be parked in the bicycle racks on the property's outdoor areas along the fire lanes ("Brandvej") or in the parking basement.</p> |
| <p>Children</p> | <p>Children should not play or make noise in the stairways. Residents must ensure that their own children and any visiting children do not cause nuisance to other residents. This includes noisy behavior in the roof garden. Noisy playing in the roof garden must end no later than 20:00.</p> <p>It is strictly forbidden to climb in the pergolas or on the banisters/railings in the roof garden.</p> |
| <p>Common facility room</p> | <p>Hire of the common facility room starts applying at 12:00 that day forward to 12:00 the following day. The amount of 1,000 DKK is to be paid for rent + deposit to the caretaker on exchange of the keys. The amount for renting the room is currently 700 DKK per day.</p> <p>A maximum of 60 people are allowed in the common facility room. The common facility room must be left clean – i.e. tables and chairs must be put in place and all service washed up. Kitchen, common room, hall, toilets, sinks and floors must be cleaned and waste removed. This also applies to waste in the gangway in basement and in the lift in stairway number 132. If cleaning is not performed satisfactorily, a cleaning company will be summoned and paid for by the tenant. Smoking is prohibited in the common facility room and in the parking basement.</p> <p>The tenant is responsible to ensure that guests in the common facility room show consideration to other residents and surrounding areas. Long staying in the parking basement and the stairways is prohibited. Regarding staying in the roof garden, see section about "Roof garden/terraces".</p> |
| <p>Fireworks</p> | <p>Employment of fireworks is prohibited indoors in the property and outside in the roof garden.</p> |
| <p>Roof garden/terraces</p> | <p>The roof garden is a recreational area, which must be for the benefit of all residents. Please be respectful and act appropriately when using the roof garden.</p> <p><u>The following activities are not allowed in the roof garden:</u></p> <ul style="list-style-type: none"> • ball games with large, heavy balls (the lawn is not a football field) • non-motorized scooters (for children) • climbing in pergolas and railings and staying in the flower beds • yelling and screaming • music and party-like activities (including guests from the common facility room after 21.00). <p><u>Parents are urged to supervise their children when playing in the roof garden and make sure that:</u></p> <ul style="list-style-type: none"> • sand stays in the sand bin • playthings are taken home after end of playing • children do not run into other residents terraces • children do not climb in the pergolas or railings |

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| | <p><u>Special attention:</u></p> <ul style="list-style-type: none"> • waste must not be thrown away in the roof garden; use the waste containers • close doors from the stairways to the roof garden • remove personal effects from the roof garden on exit • recommendation to avoid grilling on the small terraces due to smoke nuisance to the neighbors. Instead grill on the terrace above the supermarket's main entrance. Never grill in the children's play area. Children must be kept under constant surveillance in the grill area • gardening of the small terraces is the responsibility of each resident. |
| Household appliances | <p>Washing/tumbling machines and dishwashers should only be used between the hours 7:00 and 21:00 (closed).</p> <p>Do not dry clothes from windows, in the stairways and over the balconies.</p> <p>If you rent, you should contact the caretaker about appliance repairs belonging to the owner of the apartment.</p> |
| Pets | <p>Pets are allowed in the property. Dogs and cats are NOT permitted in the roof garden and generally should not be of nuisance (e.g. barking and howling) for other residents.</p> |
| Motor vehicles & Parking | <p>Motor vehicles must NOT be placed in a way that bothers the driveway for others.</p> <p>Flammable liquids to motor vehicle must NOT be stored in the property - except the quantity present in the motor vehicle tank.</p> <p>Mopeds and motorcycles must not be placed in the main entrances or stairways, as these are fire escapes.</p> |
| Underground parking | <p>Parking lots in the basement may only be used if you rent a space. The price is 650 DKK per month (January 2014). There is free parking in the parking lot behind the property next to the entry to the basement and the fire lane to numbers 126-128. There is provided one parking sign per household – further can be ordered – please contact the caretaker.</p> |
| Car washing area | <p>It is forbidden to park on the washing area in the basement. Always clean up after washing – i.e. roll the hose in place and remove all waste.</p> |
| Music | <p>Please keep the doors and windows closed when loud music is playing - and always show consideration to the neighbors. Avoid excessive whining, yelling, screaming and trampling on the floors. Turn down the music at 24.00. Music playing for commercial purposes may be performed only with a prior written permission from the Borupshave administration.</p> |
| Stairways and storage rooms | <p>Frederiksberg Fire Department conducts fire inspections to ensure compliance with all safety rules in relation to fire safety. Therefore, furniture and other effects must NOT be stored in the stairways - in the aisles outside the storage rooms and in the parking basement next to the doors leading to the stairways (exits).</p> <p>Effects placed <u>on top of the storage rooms</u> can be removed without notice referred according to announcement in the gangways of storage rooms. Violation of the fire regulations will result in removal of the effects after prior warning of cleanup. Please note: Frederiksberg Fire Department can issue fines.</p> |
| Smoking | <p>Smoking in lifts, stairways and basement areas is strictly prohibited. It is forbidden to throw cigarette butts at the front doors and in the hallways and in the roof garden. Show respect in the roof garden.</p> |
| Sanitation/plumbing | <p>Only use toilet paper in the toilet. Do not throw items in the toilet, which can clog the drain (e.g. cigarette butts, sanitary towels, cotton wool and cotton buds).</p> <p>The caretaker must be immediately informed if a fault occurs on the cistern, toilet bowl, wash basins and taps in the form of clogging, leaks and drips.</p> |
| Noise | <p>Waste shaft must NOT be used at night.</p> <p>Use of drills and other tools should not take place after hours 20:00 on weekdays, Saturday after 15:00 and never on Sundays and holidays.</p> <p>Use of electric devices (washers, dryers, vacuum cleaners, blenders, juice centrifuges etc.) should be with consideration for the neighbors - and not later than 21:00.</p> <p>Loud music at parties and other noisy behavior should not take place after hours 24.00.</p> |
| Caretaker | <p>The caretaker can be reached at telephone no. 3888 2775 Tuesdays 12:00 to 13:00.</p> <p>Possibility of leaving a message on the answering machine or in the letter box in the parking basement next to the caretaker's office. The letter box is emptied every weekday. Alternatively, the caretaker can be contacted via e-mail: info@borupshave.dk</p> <p>In acute instances (emergency) concerning water plumbing and electricity outside of business hours a call can be made to: VVS Kurt Jeppson telephone no. 38342426 or el gruppen a/s telephone no. 32593772.</p> <p>Be aware that if the plumber or the electrician determines that service is not acute, but can be postponed to the next weekday - and the resident despite of this insists on getting the repair done immediately - the tenant will have to pay the invoice.</p> |
| Windows | <p>Windows and doors in the stairways must always be closed in rain, frost, snow and storms ---- and must always be closed at night.</p> |