

# Rules for communal wellbeing

## Grilling

Grilling on balconies and patios is only permitted with electric or gas grills. Charcoal grills are strictly prohibited! You are responsible for grilling safely and with consideration to your neighbours. Have this in mind when you grill.



## The balcony

On your balcony, you are allowed to have furniture and plants. However, your plant pots are not allowed to hang outside the balcony railing due to the risk of falling. You are not allowed to drill into either the building's façade or the balcony's floor or ceiling. Satellite dishes are only allowed following the board's written approval. The balcony or patio are not allowed to be used as a permanent storage space for items that are not usual balcony or patio furniture (for example, bicycles, prams/strollers, roof racks, or cardboard boxes). Gas cans or explosive or flammable materials must not be stored on the balcony.



## Waste

Household waste, compost, and newspapers should be thrown away in the appropriate vacuum waste chutes. Plastic, cardboard, glass, and metal should be thrown away in the appropriate containers in the recycling room. It is forbidden to put rubbish on the ground or in the recycling room! If the vacuum chute becomes blocked, report the problem to Envac on 08-775 33 70.



## Courtyard

In the courtyard, there is room for parties and playing! If you eat or drink anything in the courtyard, take your rubbish with you and throw it away in an appropriate container/vacuum chute. The courtyard should both be pleasant to visit and to look at from your windows. It is absolutely forbidden to let off fireworks within/from the courtyard!



## Pets

If you have any pets, you should make sure that they do not disturb others or leave a mess. You are not allowed to exercise your dogs in the courtyard. Pick up the animal's droppings. Dogs should always be on a leash inside the association's premises.



# Rules for communal wellbeing

## Entrance, stairwells, and other communal spaces

Bicycles, prams/strollers, or other private belongings must not be left in the buildings' entrances, stairwells, or other communal spaces. The board reserves the right to dispose of bicycles, prams/strollers etc due to the risk to fire safety. It is important from a fire protection perspective and also for maintenance reasons that this rule is followed. For the safety of all residents, take care not to leave the communal front doors open or give out the door code to prevent unauthorised access.



## The laundry room

The laundry room is on the ground floor of Ursviks allé 29. The booking system is next to the entrance to the laundry room and is accessed by an electronic key fob. If you do not have a key fob, contact the person you bought the apartment from first before contacting the board. You are responsible to leave the laundry room as you would want it to be when you visit it. If you come across faults or excessive soiling in the laundry room, you should report it to the board.



## Garage

The association has a number of parking spaces. If you are interested in renting a space, contact the board who will place you on the waiting list (if all the spaces are occupied). If you rent a space, you must park the car within the markings in that space. The garage door only opens with an electronic key fob. If the door does not work, report it to Delagott (the contact details can be found in the buildings' entrances and on the association's website).



## Subletting

If you would like to rent out your apartment, you must receive written permission from the board. Your application must be in writing and contain the reason for subletting, the time period, and who will rent out the apartment (more information can be found on the association's website). Occasional or temporary rentals via Airbnb or the like are not allowed.



# Consideration for your neighbours

## Party?

Everyone should enjoy themselves in this association. This means, we should show consideration to each other. If you are going to have a party or other event where there is a risk that your neighbours will be disturbed by your festivities, then you must put up a notice a few days beforehand. Write your telephone number and a nice message that your neighbours are welcome to let you know if the festivities become too loud.



## Renovations?

Small changes are allowed to be made in the apartment, for example laying new floors, installing new cupboards, or replacing appliances in the kitchen. More extensive changes require the board's permission—for example, if you want to take down a wall or install new pipes in the kitchen or bathroom. Sometimes it may also be necessary to register for construction to carry out certain measures in the apartment. Always contact the board before you start!



## Unsociable hours

So that everyone can enjoy themselves, it is important that you are not disturbed by nearby residents. All residents are obliged to show consideration. Between 22:00 and 07:00, neighbours should not hear loud noises such as vacuuming, drilling, music, or the TV.



## Smoking

Smoking is strictly forbidden in the association's communal spaces. The board, however, cannot legally prohibit residents from smoking in their apartments or on their own balconies. Show consideration to your neighbours if you smoke; keep in mind that your cigarette smoke on the balcony can quickly and efficiently find its way into other people's apartments if they have their windows or ventilation dampers open. You are responsible to clean up your cigarette butts—it is not okay to throw them down to the courtyard or street. If you are disturbed by a neighbour who smokes, speak directly with the person concerned.

