COMMUNITY RULES

Rules of order for residents ”Owners group Hvidovrevang”, Næsborgvej 10 – 88, 2650 Hvidovre.

This is a transcript; note the Danish document is the legal document.

Approved on ordinary general assembly 30. April 2026.

1. The protection and upkeep of the property’s shared, common areas is the responsibility of ALL property residents. Residents who cause/create any mess or pollution in/on the inside or outside stairways, cycle rooms, basement corridors, grilling/barbeque areas and/or any other property areas are responsible for cleaning up after themselves. Residents must take care not to damage or destroy the property’s planted and green areas. If the community needs to clean due to residents that do not adhere to the above rules, and it clearly can be identified who made the mess, the owner will have to pay for the work with kr. 600, - for each starting hour. It is charged by the administrator.
2. The property’s outward appearance and upkeep is the responsibility of the Owners Group. No single resident may change any part of the outer appearance – including, but not limited to, the outside and inner cellar corridor walls, entrance areas, grill/barbeque areas or fencing – by painting, handy-work, or any other action, without prior approval from the Owners Group.
3. Every single resident must be mindful and respectful of the other residents and must not willfully cause or create unnecessary problems or conflicts. All residents are responsible for the behavior of their guests.
4. The noticeboards hanging at each of the main entrances are the Owner Group’s general method of keeping residents up to date with, for example, notice of water/power shut off, etc. and other events that must be shared by the Board with the residents. Residents themselves may use the noticeboard when giving notice of dates and times of increased noise in connection with tradesmen working or parties/gatherings and the like.
5. Pets are permitted only on the condition that they do not create nuisance or bother for other residents via behavior, excessive noise, smell, or waste.
6. All pets must be kept on a leash on stairs and when staying outdoors on the property's grounds. Walking the dog on the lawns of the property is prohibited. By walking the dog it means that the dog is brought exclusively to the lawns to pee etc. (However, an exception can be made for this in connection with puppies that need to be trained in cleanliness for a short period of time). Dogs are welcome to stay on the lawns if they are on a leash, and the owner is sitting on a bench / rug or crossing the lawn to get to the park. Reference is also made to the property's dog enclosure, which is located in the south-eastern corner of the property (facing Næsborgvej and Vigerslevparken). Here the dog can run free without a leash. Remember to consider each other's dogs. The owner is required to pick up dog leftovers anywhere on the property. Also, in the dog enclosure. The individual pet owner is held liable in case of violation of these rules.

For Danish see separate document.

7. Nothing, including bicycles, strollers, skateboards, scooters, boxes, shoes or similar, may be placed in the entrance areas, on stairs, on landings and in basement corridors. These are escape routes in the event of a fire. Bicycles, strollers, scooters and scooters can be placed in bicycle cellars or bicycle racks outdoors. Shoes, garbage bags and other belongings must be kept inside the apartments and may not be placed in front of the apartment doors. It is the responsibility of each resident to keep escape routes clear of items. Residents may be asked to remove items that can be identified to the residents. Failure to remove items will be considered a violation of the rules of order. Motor vehicles of more than 50 cc may not be placed in bicycle cellars (due to fire hazard).
8. Hvidovrevang has parking control in all areas. See the rules for parking on signs in the driveway or at the middle lawn. Parking spaces may only be used by vehicles weighing 3500kg or less, registered to residents or their visiting guests, where visible guest permits are displayed in the car.
9. It is not allowed to park or place vehicles by the yellow stripes. The exception is for short-term stays when picking up or delivering passengers, when picking up or delivering goods, and when moving in or out of the apartments, on the condition that fire trucks, renovation cars and the likes can pass without problems.
10. Due to the shortage of parking spaces when compared to the actual number of apartments. It is forbidden to park any type or size of trailers or camper/camping vehicle. However, parking for short periods of time only when loading/offloading trailers or preparing/cleaning of camper/camping vehicles is allowed. Any vehicle parked without a license plate will be removed, without warning and at the owner’s expense.
11. The garbage chutes in the entranceways have been sealed off and may no longer be used. Garbage must be disposed of at the following garbage depots.
    1. Distributed "waste areas" in the parking area, where several different types of household waste can be handed in. The types of waste can vary, so you must follow the instructions on the waste container.
    2. Bulky waste at no. 88. At the entrance to the bulky waste room, there is an overview of the accepted types of waste, and you are obliged to find out what types of waste you can get rid of before waste is left behind. Accepted types of waste can vary, as we continuously adapt in relation to what the municipality purchases for owners' association members.
    3. Room for green waste opposite no. 40 for plants, branches, potting soil and Christmas trees.
    4. Construction waste must not be placed anywhere on the property. The owner must remove this from the property. Construction waste includes kitchens, sanitation, rubble, tiles, concrete, plaster, and the like.
    5. Waste deposited in places other than the designated areas, e.g., in the basement corridor and stairwells, is not permitted.
    6. If the association must carry out cleaning due to non-compliance with clauses 1-5, and it can be clearly identified who has not complied with the rules in clauses 1-5, this

owner is charged a fee of DKK 1,000 per. commenced hour charged over the common expense.

12. Garbage disposal areas must be used as described above. Signs and instructions in all the areas must be read and respected. The containers for normal kitchen and household garbage must not be overfilled so that they cannot be closed properly and to prevent both waste contamination and container damage. Resident's garbage and its disposal may not ever pose any health or safety risk to any of the property's employees, waste removal personnel or other residents.
13. Music and its enjoyment on the property, either in- or out-doors, may not disturb other residents. In the event of parties/private gatherings, the enjoyment of music should be met with understanding from "affected" residents, IF the party's date and time has been announced well in advance on the notice board as described in point 4 and IF it does not happen too often. Residents are encouraged to place a notice of parties etc. on the noticeboards of not only their main entrance but also in the entrance immediate to the left and right as well. Noise from loud and disturbing tools/power tools such as hammer-drills, saws and the like are only permitted between 7 and 19, Monday to Friday, and between 10 and 14 on Saturdays, Sundays, and holidays. The use of resident's own clothes, washing machines and dryers is restricted to between 7 and 22.
14. Unnecessarily loud noise from children playing on the stairways and the main entrance area is not permitted. Ball-playing, etc. is permitted only on the property's football field. Similarly, for obvious safety and potential property inventory/vehicle damage reasons, resident's children must use the property's playground areas for playing and not the parking lot or garbage container areas.
15. The property's washing machines are only for the private household's occupants of the property and may not be used by - or by - others. Children under the age of 15 are not allowed to use the machines. The suspended regulations must be followed. Any damage must be reported to the caretaker immediately. If the user is the perpetrator, he or she is also liable for damages. Each resident is responsible - both financially and in use - for the handed-out key / key tag for the door and access tag for washing machine. Loans for these will lead to revocation of the possibility of use of the association's washing machines.
16. The floor drains in resident's own bathrooms as well as the sink drains and piping in resident's own kitchens are to be cleaned regularly for proper, effective water drainage by the residents themselves – this is NOT the responsibility of the property manager. However, drainage problems occurring from plugged or clogged common drainage piping must be reported immediately to the property manager or a representative of the board. Residents who fail to do so can be held financially responsible for all property damage resulting from a late or missing report.
17. As of July 2013, thermostat-controlled bathroom, and kitchen faucet system *"termostatblandingsbatterier"* are no longer allowed or permitted in resident's apartments.
18. It is the responsibility of all residents to read and understand and to live by these rules of order, as well as any other common guidelines, instructions or notices placed by the property

manager or board anywhere on the property. Failure to comply with the rules of order can result in the Board taking action to have the offending resident evicted from the property.

19. Use of balcony must not be of nuisance to other residents. The use in general must be storm and fire safe. The use of balcony should be with reduced noise after kl. 22. Domestic animals that are noisy must not be placed on the balcony. Food must not be left on the balcony of fear for pest animal. The balcony and the draining of these must be kept clean. Members must see to that snow is removed to prevent damage to the balcony.
20. No changes may be made to the balcony, including painting, fencing, etc. No clotheslines or other objects may be fixed to the facade or balcony. Screening or covering the balconies is prohibited. Gray blinds, roller blinds and curtains may be used on the closed balconies. On the open balconies, a gray windbreak can be used on the short side opposite the glass screen facing the neighbor. The windbreak must not be higher than the highest glass screen. It is not permitted to shake carpets and tablecloths from the balcony. Objects may not be thrown from the balcony, e.g. cigarettes or garbage.
21. The balcony should appear nice and clean. The balcony must not be used as storage for things such as garbage, bikes, moving boxes, stows or refrigerators. It is allowed to place baby carriage on the balcony. Window boxes are allowed on the inside of balcony. Drying racks, that does not excess the railing, can be used on the balcony.
22. Barbecuing on open balconies with gas or electric grills is allowed, taking neighbors into consideration. Barbecuing on charcoal or open fire is not allowed. Use of gas heaters, open fire, and torches are not allowed. Gas flasks for barbecuing must not exceed 5 kg.

On behalf of the Board, Hvidovrevang