

House rules for the owners association of AARhus

Irma Pedersens Gade 15-131 og 206-226, 8000 Århus C

There are many of us who live in our shared AARhus. Our community, being good neighbors, maintenance of our building and the architecture are of high priority for us. The house rules are designed to secure a common understanding of the culture and the rules that form the foundation of good neighborliness and the joy of living in our beautiful house. The board approved the content at a board meeting on 7 September 2022.

COMMUNITY

We are all different, but we have chosen to “live together” in AARhus. Through common values and rules of order, we show respect for one another in order to create a good and solid community for the benefit of everyone. The board encourages the residents to get to know the neighborhood and make use of the activities that are available in and around the building.

ARCHITECTURE

The architecture in our mutual home is for many of us a significant - maybe even an essential - reason why we have chosen to live here. All residents must help to ensure that the beautiful appearance of the house is kept intact without architectural changes – including both temporary and permanent changes.

SECURITY

Residents must feel safe living and moving around in apartments and in common areas – we must all help to prevent ie. break-ins and turn away uninvited guests.

ECONOMY

To keep the costs of management, maintenance and replacements to a minimum, we must minimise damage and wear and tear on the building.

1. Compliance

The house rules must be observed by owners of the apartments, the owners of the activity houses, and all tenants. Subsequently called 'the resident'. At the same time, the owner is responsible for ensuring that his activities, household, tenants, and the persons who are visiting comply with the house rules.

The main principles are that the resident shows common sense, good dialogue and consideration towards other residents in AARhus and on the association's property.

2. Waste

Residual waste from Household: Must be collected in black closed rubbish bags and thrown in the waste chute. The caretaker will leave the rubbish bags in your post box. These waste bags (or equivalent maximum 20 liter waste bags) must only be used for residual waste from household. Pizza trays will clog the waste chute, so they must be soaked before being placed in the waste bags provided and thrown into the waste chute.

It is forbidden to throw nappies, cloths, wet wipes, cotton swabs etc. in the toilets, as it can block our sewers and result in a larger bill for the owners' association.

Food waste: Put in the bins in the parking garage marked with a Food Waste label.

Pap, paper, advertising magazines, newspapers and brochures: Paper, advertising magazines, newspapers and brochures: Place in the appropriate waste containers located outside the building on Ø4. The board recommends that residents cancel any advertising magazines, and place a "Nej tak til reklamer" sticker on their letterbox if they prefer not to receive these.

Problem waste such as batteries, spray cans, paint, light bulbs and Styrofoam (flamingo): Must also be left in the rubbish room in the respective boxes, which are marked for the purpose. Plastic, clothes, shoes, cardboard with leftover food (e.g. pizza trays) and other personal waste must not be placed in the rubbish room.

Glass, metal and plastic: Must be placed in the rubbish containers that are placed outside the building.

Other rubbish, such as furniture, books, household items, etc.: The resident disposes of this themselves in accordance with Aarhus Municipality's instructions. Burning of rubbish is prohibited. It is not permitted to place or throw rubbish in the association's common areas other than in the areas that have been set up for it. The instructions of the association, the renovation company and Aarhus Municipality must also be followed. Remember that you can order "large rubbish" - but only put it out the night before at the earliest.

3. Balconies and terraces

Balconies and terraces are jointly owned with exclusive right of use. They must be kept free from large objects, shielding, pots, barbecues, general mess etc. that will either significantly disturb or directly obstruct the view for other residents and/or significantly affects the architectural appearance.

Parasols must be folded after use and moved to the window area. This also applies to the free-hanging balconies facing the shared courtyard.

The **Sedum**-area must not be occupied, nor may it be decorated, planted, or used in any way (i.e. with pots).

Fairy lights with white light bulbs are allowed from November through to January with consideration for other residents.

Installation of **air conditioning** is not allowed. No **hot tubs** or the like.

Residents are responsible for securing or removing objects on balconies and terraces during strong winds and storms. Residents are financially responsible for any damage caused by objects on balconies and terraces.

4. Bicycles, mopeds, prams and SUP's

Bicycles, mopeds, prams and SUP's must be parked in the racks, areas or rooms that are marked and equipped for the purpose. It is possible to gain access to the locked SUP-room by speaking to the caretaker. Residents are encouraged to use the bicycle- pram room nearest their home. If the bicycle is rarely in use, we encourage the owner to use the most distant bike racks in the building.

The association's board and/or the caretaker can remove bicycles, mopeds and prams that are placed in violation of the house rules and remain unused. Before then, the board and/or the caretaker must put up notices in the property or on the object, so that the residents have been suitably notified.

5. Communal areas

Consider your neighbors when you use the communal areas (the courtyard, distribution room, elevator, stairs etc.): Treat the areas with respect, don't play loud music, and leave the areas clean and tidy.

The courtyard can be used, but it must be **quiet in the courtyard no later than 9pm** - i.e. music, ball games etc. Must finish before 9pm - this applies to all days of the week.

The distribution halls in the building as well as many of the communal areas are fire roads, and must be kept free of shelves, foot-wear, bottles, rubbish bags, bicycles, prams, toys etc.

The board can decide that if one or more residents fail to maintain the common areas, maintenance will be carried out at the resident's expense.

6. Pets

See the association's directives. You must also consider the following:

- Pets must not be walked in the courtyard and in the parking basement.
- Your pet must stay on you own balcony/terrace

7. Pests

If a resident identifies pest the likes of mice, rats and cockroaches on the association's premises, the resident must immediately notify the board or the caretaker of this.

Feeding stray cats, birds and other small animals on the association's premises is prohibited. If a resident has caused the presence of pests on the association's premises, the board can allow pest control to be carried out at the resident's expense.

8. Damage to the property

A resident may not, without the board's approval, require tradesmen at the association's expense. In case this happens, the board can refuse to pay the bill unless the situation was urgent and the resident was unable to contact the board or the caretaker.

Reference is also made to the association's directive regarding maintenance and changes in the home and the common areas.

9. Noise, smoke and fire hazard

Residents have a duty to limit smell and noise nuisance in the building as much as possible. Installing ventilation equipment from one's own home to the distribution hall or stair case is prohibited.

The communal area in the court yard is non smoking area. Smoking on the balconies and terraces must be with the least possible inconvenience to the neighbours.

The use of tv, radio, stereos, musical instruments, machines etc. must be used with consideration for the neighbors. If necessary the windows must be closed. Loud maintenance work, parties must take place behind closed doors and windows so that the neighbors are disturbed as little as possible. Loud music from parties must end at 10pm on week days and midnight at weekend.

It must be quiet in the **courtyard** no later than 9pm - i.e. music, ball games ect. Must finish before 9pm - this applies to all days of the week.

The use of **drills, grinders and other noisy tools** is prohibited between 7pm and 7am on week days and between 6pm and 10am during weekends and bank holidays. Residents must notify neighbors at least 3 days ahead of loud maintenance work, parties, etc., or other activities that can disturb the neighbors.

Noise complaints must be respected immediately - remember to be a good neighbor.

It is permitted to use **gas or electric barbecues** on balconies and terraces, with consideration for the neighbors. Charcoal grills may not be used on the association's premises.

The use of open fire such as bonfires and torches is not allowed.

The local fire regulations must always be kept.

It is prohibited to light fireworks on the association's premises.

10. Security

We live in a sprinkled building and the following must be complied with:

- Fire regulations must be kept and fire roads kept free
- Doors facing the street and parking area must be kept closed and locked
- Doors to the storage area must be closed and locked. This also applies to the doors between the storage areas

11. Damage caused by Owner or tenants

The owner has a duty to inform long-term tenants and short-term tenants about the rules of order in the statutes and these house rules.

The owner must treat all common components and accessories responsibly, which includes, among other things, the yard, entrance and common pipe installations. The owner is liable for damages caused by irresponsible behavior by themselves, the household, or others who have been given access to the rented property, including tenants. The owner is also obliged to reimburse expenses caused by the repair of such damage.

The owner must immediately report damage to the owner's association, the repair of which is urgent, regardless of the fact that he himself was not allowed to live in the apartment. Other damages must be reported without undue delay.

Short-term renters and AirBnB tenants are not allowed to use the property's courtyard.

The owner must report urgent damage to the association regardless of the fact that they did not reside in the flat at the time. Other damages must be reported without undue delay. Short time rentals and AirBnB tenants is not allowed to use the courtyard.

12. The activity centers

As mentioned above owners and tenants of the activity centers must comply with the applicable house rules regardless of whether the rental is for private and/or commercial use.

The owner of the activity center must ensure at all times that Aarhus Kommunes local plan for the area is complied with.

Any use of an activity center must not increase environmental impacts and nuisances to the surroundings – including noise, smell, significantly increased traffic and parking. Along with the activity center follows exclusive use of the area between

Along with the activity center follows exclusive use of the entrance area and the garden beds that's established across the width of the activity house.

If visitors (being customers, guests and audience) at the activity center cause damage and/or defiles exclusive rights of use, planting or wood work, the owner of the activity center must at own expense clean, maintain and re-establish the exclusive rights of use as well as repair any damage to woodwork and planting. Repairs must be carried out in accordance with the regulations of the property in force at the time. This also applies to vandalism and damage caused by visitors to areas outside their own exclusive right of use.

Business visitors/customers and shopping customers have no access to the property's courtyard.

13. Complaints

The resident who wants to complain about another resident must firstly talk to the person concerned about what is experienced and how it is bothering the resident. Hereafter the resident can submit a complaint to the board, if the course rules are not complied with.

The board will process complaints about residents that do not comply with the house rules. While processing the complaints, the board will contact either the person who owns the home or the tenant. The owner has overall responsibility for the household, tenants, and visitors.

Adopted at the general meeting of the Owners' Association on May 23, 2025