

RULES OF CONDUCT FOR E/F WESSELS HAVE

Apartments

Using a drill or noisy tool may only take place on weekdays between 9:00 am and 7:00 pm and Saturdays at 9:00 am to 4:00 pm. Using a drill or noisy tool Sundays and public holidays is prohibited.

Due consideration must be shown to neighbors when playing music (including noisy behavior on the balcony). Loud music must not be played with open doors and windows.

Due consideration must be shown to neighbors when playing music. Loud music must not be played with open doors and windows. And according to the regulations of law, loud music must not be played after 11:00 pm.

To prevent odors, it is not allowed to connect hoods directly to the air duct or with other installation to block the air duct in the kitchen and in the toilet.

Blankets, tablecloths, quilts, etc. may not be shaken beyond the balcony.

Watering of flower boxes and other flower beds must take place in such a way that it does not bother those living downstairs.

Window cleaning may take place balconies must not cause any nuisance to those who live below.

The use of barbecue and special charcoal grill on balconies and terraces (electric grill and 3rd floor is excluded) is not allowed due to toxic smoke fumes and smoke genes. It is advised to use the charcoal grill - which is available - in the pavilion at the swimming pool.

The balconies and terraces must be kept tidy. They may not act as storage.

Satellite dishes may not be installed on windows, walls and balconies facing the garden or balconies against the street. Instead, you can have access to the dish on the roof where the satellite dish is set up with connection point to the association's own cable network.

When setting the awning on the balcony, the color and type of the awning must be in accordance with the guidelines of the board at any given time. Further information on this can be obtained from the property's caretaker.

Transportable / collapsible drying racks must be used on balconies / terraces. Permanent drying options is not allowed. When the drying rack is not in use, it may be removed from the balcony.

Balcony boxes as well as flower boxes should be planted.

Motorbikes, mopeds, bicycle, etc., it is not allowed to drive in the garden or park on terraces.

It is not allowed to enclose the terraces at the ground floor apartment.

Wild or foreign cats and birds must not be fed.

Installation of washer and dishwashers as well as dryers

Installation of dishwashers and washing machines as well as dryers in the apartments must always be carried out by authorized installers. All installed machines must be made in a fixed installation, and the washing machine and dishwasher must be placed in a safety box and fitted with a water barrier.

Washing machines and tumble dryers may be properly balanced and on the correct surface to reduce any shaking and resonance creation when used.

For the sake of noise, washing machines and dryers in the apartments may not be used in the period from 10:00 pm to 7:00 am on all weekdays, as well as at 10:00 pm to 9:00 am on Saturdays and Sundays and holidays as well as days that are adjacent to public holidays.

Dry cleaners should not be connected to the drain pipe or drainage to the outside and therefore they must be of the type of dryer that does not require drainage pipes.

Dogs

The dog must not be a breed known to have particular aggressive dog breed - so-called muscle or fighting dog - or be a mixture where such a breed is included.

No dog must be aggressive to other residents or have noisy behavior.

Dogs and cats must be kept on a short lead whenever crossing the area. No fouling is allowed, and dog and cat owners must ensure that any mess left by their animals is cleaned up immediately.

Entrances and basements

Residents are obliged to set up a type-approved nameplate approved by E/F Wessels Have.

Noisy behavior on stairs or basements is prohibited, as well as smoking on stairway or other indoor common areas are not allowed.

The entrances must be kept tidy - also for cleaning purposes. They may not act as storage space such as footwear and the like.

All common doors must be locked.

Household waste must be disposed of in a waste bag that closes close to before disposing of the waste shake.

Do not throw bottles and glasses into the waste container. Refer to the container at Helsingborggade 11-13.

Papers and newspapers are placed in the designated containers at Helsingborggade 11-13.

Wastes, including environmental waste that cannot be disposed of in the trash may not be placed on stairs; repossess or basement traps, but refer to the container room in Helsingborggade 11-13.



Bicycles may not be placed by walls, stairs, repossesses or basements, but are placed in the bicycle racks or in the bicycle basement.

Bicycles that are not used for a long time must be placed in the red bicycle rack on the walls or in your own basement room.

Prams, strollers and children's toys may not be placed by house walls, stairs or on the blankets/rugs or in basements. However, prams, pushchairs and wheelchairs may exceptionally be placed under the stairs. It is recommended that you use the baby carriage room in the basement as far as possible.

Basement facilities:

Laundry, gym and table tennis room may only be used by E/F Wessels Have residents.

Smoking is not allowed.

All empty packaging or similar must be removed after termination of stay in the common facilities.

Common facilities must be cleaned after use.

Washing times must be respected.

Children under the age of 12 may only stay in the common areas with adults.

It is not allowed to stay or sleep in the table tennis room.

Party rooms

Owner must, upon signing the lease contract, accept the terms of rent of the E/F Wessels Have party rooms. You need to pay attention to neighbors when playing music. It is not allowed to play loud music with doors and windows open.

The event must be limited to the party rooms and according to the rules of order, no loud music must be played after 11:00 pm. Only the music system provided by E/F Wessels Have may be used. There must be quit after 12:00 midnight, and no music should be played after 12:00 midnight.

The tenant (owner) of the party rooms must be present at the event. Only owners of apartments in E/F Wessels Have can rent the premises.

See also the lease contract on our website under 'Documents'.

Roof garden and swimming pool:

The roof garden, swimming pool and sauna can only be used by E/F Wessels Have residents and their guests, and guests must be accompanied by their hosts.

It is not possible to rent or reserve the pool area or to larger parts of it, so it prevents the use of the pool area for the residents.

Larger companies or Pool parties are NOT allowed, we referring here to the rental of the party rooms.

Residents are responsible for the damage that may be caused.

Smoking and food are not allowed in and around the pool area, we referring here to the pavilions. All empty packaging with more must be removed or disposed of in waste containers after your stay. Residents are responsible for cleanup.

It is very important that you and guests wash before using the pool. It also means that when you lie down and lubricate yourself in sunscreen, or are sweaty, you have to rinse yourself before jumping into the swimming pool.

Noisy behavior and loud music at the pool facility are not allowed.

The regulations must be observed and there must be quiet after 11:00 pm.

The barbecue in the roof garden is for free use for residents. This must be cleaned after use.

After the use of deckchairs, cushions and umbrellas, these must be put into place in the cabin.

Dogs and cats may not be exercised in and around the pool area.

Food, glass and bottles are not allowed at the pool edge.

Children under the age of 12 have access to the roof garden only with adults.

The sauna cannot be used as a drying room for towels or similar.

The sauna must be cleaned after use and the door is kept closed.

See further 'Regulations for the Gårdlauget Wessels Minde Complex'

Regulations for the Gårdlauget Wessels Minde Complex

ORDER RULES FOR ALL RESIDENTS WITH ACCESS TO THE COMMUNAL AREA

(Landskronagade 72, Vennemindevej 60-72, Kildevældsgade 79-85 og Helsingborggade 1-13)

1. All residents of the housing complex may use the garden, with the exception of the pool area.
2. The communal area is private property and only for the use of residents in the properties named above and their private guests. Unauthorized persons have no right of access.
3. All gates, doors and passages must be kept locked.

The main access to the entire complex is the common gate at, Landskronagade 70B.

Gates / doors will be kept locked and residents have sole access to the area.

Gates / doors must not be blocked or kept open by objects to prevent them closing.

Keys to gates and doors may not be transferred to unauthorized persons.

4. Prams and children's toys (dolls' prams, children's bicycles, scooters, etc.) may not be left in the courtyard garden and should be removed after use.
5. Playing and loitering in refuse disposal areas, doorways and passages are not allowed.
6. Feeding of feral cats and birds is not allowed.
7. Dogs and cats may not be exercised in the garden.

Dogs and cats must be kept on a short lead whenever crossing the area.

Dog and cat owners are responsible for any damage caused by the animals.

No fouling is allowed, and dog and cat owners must ensure that any mess left by their animals is cleaned up immediately.

8. Ball games, football in particular, are not allowed. Gentle passing of a ball is however, acceptable.
9. Motorbikes, mopeds, bicycle, etc., may not be ridden or parked in the garden or on terraces.

10. Play and other activities in the garden and roof garden must cause a disturbance of any sort, including noise, to residents.
11. Any person vandalizing communal property in the garden, such as plants, tablets, benches and play equipment, will be held liable for damage.
12. Due consideration must be shown to neighbors when playing music (including the use of portable music systems). Loud music may not be played with open doors and windows.
13. Clothes drying and airing of rugs from windows / balconies must not cause any nuisance to other residents. Satellite dishes may not be installed on windows, walls and balconies facing the garden.
14. Large items to be disposed of such as television, furniture, etc., should be placed in the designated refuse disposal areas in the respective properties.

The refuse disposal areas on Vennemindevej are for the use residents of the Vennemindevej complex and may not be used by residents of E/F Wessels Have.

Building refuse may not be deposited in the refuse disposal area or garden.

15. Residents and members of their household must comply with all instructions issued by the staff of the property complex.

Regardless of where the violation occurs, any violation of the regulations for the entire complex will have the same legal consequences as a violation of the house regulations for the individual properties.

We refer residents to the individual house regulations for the respective properties.