

House Rules for Else Sørensens Vej 7-21

The house rules for Else Sørensens Vej 7-21 must be read and understood, and residents are obligated to comply with them to create a safe home for everyone. The house rules were provided with your lease agreement and can also be downloaded from <https://www.bellishøj.dk/prophelp/>

Below is an overview of key points in the house rules, but it cannot replace a full review. You are therefore encouraged to read the full version.

Summary of House Rules for Else Sørensens Vej 7-21

- **Responsibility:** Each resident must adhere to the house rules and is responsible for any damages or expenses caused by themselves or their guests in the property and common areas.
- **Waste:** There is waste sorting on the property, which must be followed. Waste must not be left in common or outdoor areas.
- **Bicycles:** Must always be parked in the designated areas in the courtyard environment of the property.
- **Hallways:** Bicycles or other items must not be left in hallways. Walkers and strollers can be placed in the marked spots.
- **Smoking:** Smoking is NOT allowed in the rental unit or in all common areas.
- **Pets:** Permission can be sought to keep small pets if they are accustomed to being around people and living in an apartment. Pets must not relieve themselves in the yard. Outdoors, dogs must be always kept on a leash. Written permission must be obtained from Bloch EA.
- **Noise:** Everyone must show consideration and avoid noisy behaviour. Use of noisy tools is only allowed between 8 AM and 8 PM on weekdays and between 10 AM and 6 PM on weekends and public holidays.
- **Thermal Breaks:** The windows must not be exposed to uneven heat. This means nothing should be placed against the windows or stuck on them.
- **Music:** Consideration must be shown. Residents must not be disturbed by loud music after 8 PM from Sunday to Thursday and after midnight on Friday and Saturday (and days before public holidays). All doors and windows must be kept closed when playing loud music.
- **Driving:** Drive according to conditions, max. 15 km/h around the property and in the parking basement. Residents are responsible for informing guests about this.
- **Parking:** Only park in marked parking spaces in the area and in the parking basement, and only if you have a valid parking permit. Parking must be arranged with Bloch EA.
- **Fixed Installations:** No form of outdoor installations, including antennas, fixed fences, awnings, satellite dishes, blinds, outdoor lamps, and similar, may be installed.
- **Staircases:** Must be kept clean and tidy.
- **Keys:** A record is kept of the number of keys issued. All keys must be returned upon moving out. Extra keys can be ordered from Bloch EA.
- **Common Areas:** All residents are responsible for the common areas and are encouraged to show consideration to other residents.

Introduction and Welcome to Else Sørensens Vej

The house rules set forth rules and guidelines designed to promote well-being and respect among all residents. By complying with the house rules, we ensure:

- **Peace and Quiet:** By respecting noise rules, especially in the evening and at night, everyone can enjoy their home without unwanted disturbances.
- **Cleanliness and Order:** Keeping common areas clean and tidy makes the property a pleasant place to live for everyone.
- **Safety:** By following safety rules, including fire regulations and access conditions, we protect ourselves and our neighbours.
- **Community and Respect:** Mutual respect and consideration create a friendly atmosphere and good neighbourliness.

Adhering to the house rules is not only part of your lease agreement but also a way to contribute positively to our community and ensure that we all can thrive in our homes.

Operation and Maintenance

Bloch EA is responsible for the operation and maintenance of indoor and outdoor common areas, including exterior maintenance of the building, common facilities, and other tasks of common interest.

House Rules

These house rules are the applicable regulations for the property and must be provided in connection with renting or subleasing. The house rules must be followed by all residents of the property and can be used as a guide if there are any questions or issues to be clarified.

BLOCH Property Management A/S

All inquiries regarding lease agreements, rent payments, and terminations must be directed to Bloch EA. Bloch EA can be contacted via email: info@bloch-ea.dk or phone: 39 76 65 87. All other inquiries must be made in writing via <https://www.bellishøj.dk/prophelp/>

Inquiries will be treated seriously, respecting a given wish for anonymity. However, Bloch EA must know the person, and there are special rules for complaints that may result in termination of a lease.

Responsibility

Each resident must comply with any directive from Bloch EA and is liable for any damages or expenses that they, the residents of the apartment, or their guests may cause in the rented property, the buildings, or the common areas of the property.

Waste

Waste must NOT be placed on the ground. This attracts rats and birds and can blow into the gardens of other residents. Leaving waste can result in a warning and cleanup at the resident's expense.

Use the environmental stations on the property for regular household waste. All waste must be sorted separately according to Rødovre Municipality's current rules.

Primarily use garbage bags (15-20 Liters - not shopping bags) that can be securely closed at the top. Ensure that heavy bags are extra well-sealed. Bio-waste should be placed in bio-bags, which can be collected for free at recycling centres.

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For day-to-day waste, use the recycling stations. Sharp and pointed objects must be safely packaged, and waste must be compressed. Cardboard boxes and items that do not fit in the recycling bins must be taken to the recycling centre by the resident.

Bulk Waste

Bulk waste must be delivered to the Recycling Station XXXXXXXXXXXX. Residents are responsible for disposing of bulk waste themselves. Bulk waste must not be left in hallways or other places. This will be disposed of at the resident's expense.

Problematic Waste

Oil, chemical waste, and waste that may pose a hazard to the environment and people, such as batteries, must be delivered to the nearest recycling centre.

Balconies and Terraces

We want Englunden to be a cozy and tidy place; therefore, we have rules to ensure Englunden appears neat, orderly, and uniform.

- **Clean Balconies and Terraces:** Balconies and terraces must be kept clean and tidy. Do not use them for storage or as a shed.
- **No Storage:** Only garden furniture is allowed on the balcony. Cabinets, refrigerators, etc., are not allowed.
- **No Pets:** Balconies must not be used for keeping pets, including birds in aviaries.
- **Hedge Maintenance:** The tenant is responsible for maintaining the hedge, both on the exterior and interior side of the apartment's attached terrace. If not maintained, Bloch will maintain the hedge at the tenant's expense. If the hedge is not maintained and dies, Bloch EA can require the establishment of a new hedge at the tenant's departure.
- **Balcony Screens:** Only dark gray/anthracite gray outdoor balcony fabric may be set up on balconies/railings. The fabric must go all the way around the balcony and be properly and neatly secured. Permission for installation and color must be obtained from Bloch EA before installation. If this is not done, the fabric may be required to be removed.

Parasols

- **Balconies:** One parasol is allowed on the balcony, with a maximum diameter of 200 cm and a maximum height of 230 cm. The colour is dark gray/anthracite gray.
- **Terraces:** One parasol is allowed on the terrace, with a maximum diameter of 200 cm and no maximum height. The color is dark gray/anthracite gray.

Properly Secured

Parasols must be securely fastened against wind and gusts, so they do not blow away. The resident is liable for any damage caused by the parasol or other loose objects.

Permission from Bloch EA must be obtained and approved before installation.

Planting / Screening

Version 1.2

Terraces can be separated/screened with natural materials, e.g., planting up to 0.8 m. Permission from Bloch EA must be obtained and approved before installation.

Balcony Boxes

Balcony boxes or other equipment must be placed on the inside of the balcony/railing, not on the outside. They must be kept free.

Watering

Ensure that excess water from watering balcony boxes, flower boxes, or pots does not run down to your downstairs neighbor.

Window Cleaning

There is no common agreement on window cleaning. Be considerate and ensure that excess water does not run down to your downstairs neighbor.

Awnings

Permission must be sought before awnings can be installed. These may be required to be removed if permission has not been granted by Bloch EA.

Grill

Only gas grills and electric grills are allowed, provided consideration is shown to other residents. Charcoal grills are not permitted.

Apartment Drains

Do NOT pour substances into the apartment's drains that can cause deposits of sludge or solid particles (e.g., sand, paint, plaster, etc.), toxic and corrosive substances, or medicine residues that can damage the drainpipes, treatment plants, and nature. Organic solvents (e.g., cleaning benzene, turpentine, cellulose thinner, etc.) should not be poured down drains. Hygiene products, diapers, and similar items must not be flushed down the toilet.

Bicycles, Strollers, etc.

- **Parking:** Bicycles must be parked in the property's bicycle racks.
- **Access:** Bicycles, strollers, and walkers must not obstruct access to the hallway and can be removed without liability.
- **Signage:** Signage regarding bicycle parking must be followed.
- **Locking:** Bicycles, mopeds, scooters, strollers, and motorcycles must not be locked to building parts, lamp posts, or trees.

Doors and Door Phones

Everyone must help keep outer doors closed and locked and be considerate when unknown individuals request access to stairways through the main doors. It is not allowed to block the locking bolt in outer doors and basement doors with locks.

Elevators

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Ensure that no waste is left in the elevator cabin. Avoid blocking the doors. If technical problems arise with the elevators, please inform the administrator, who will order elevator service.

Vacation

If you are away for short or long periods, ensure that your mailbox does not overflow. Have a neighbor or others empty the mailbox and check the apartment.

Feeding Birds, etc.

Due to the risk of attracting rats and other pests, it is forbidden to feed birds, etc., by laying out food in common areas, balconies, and terraces.

Insurance – Building and Personal Property Insurance

The property has building insurance. It is emphasized that it is the individual resident's responsibility to take out any other necessary insurance, including contents insurance, family liability insurance, recreational accident insurance, or other household insurance. If damage occurs that is believed to be covered by the property's insurance, contact the administrator as soon as possible. Failure to report the damage to the insurance as soon as possible after it occurs may result in the insurance not covering it. If you are unsure whether a damage is covered by the property's insurance, contact the administrator for further investigation. See also the section on water and fire damage.

Common Areas, Outdoor Areas, and Roof Terrace

The common areas are everyone's responsibility. Therefore, everyone is responsible for taking care of the plants and hedges and respecting private terraces. All residents are obligated to help keep the common areas clean and tidy. Smoking is prohibited on the property – both indoors and outdoors.

Power and Water Outlets in Common Areas

Power and water outlets in common areas are solely for servicing the property and may not be used for charging private items. Misuse will be prosecuted.

Pets

Permission can be sought to keep small common pets, provided they are used to living in an apartment and can be around people. No nuisances from pets are accepted. Dogs must be kept on a leash in common areas. It is the individual pet owner's responsibility and duty to always remove the pet's droppings. Pets must not relieve themselves in the yard to protect planted crops and children's play on the lawn. Permission to keep pets must be obtained from the administrator. If the pet rules are not followed, the permission to keep pets can be revoked.

Hybrid Network Antennas and Satellite Dishes

The property is connected to YouSee, and no individual satellite dishes or antennas may be installed on the property's facades, terraces, balconies, or roofs.

Installations – Electricity, Heating, Plumbing

The landlord is obligated to maintain water pipes and downpipes, but it is the tenant's duty to report any leaks in these pipes immediately. To avoid clogging of drainpipes, be careful what is flushed through the sink and toilet. Repairs of such damages are costly. If the clogging is the tenant's fault, the tenant must pay for the repair.

Structural Changes

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No interventions may be made in the building's load-bearing parts or changes that are visible from the outside, including alterations to balconies, windows, etc. No painting of exterior building parts, including balconies, is allowed.

Driving

All driving around the property must be done at a slow pace, max. 15 km/h. It is the residents' responsibility to ensure that guests also adhere to this limit so that everyone can move safely outside – including children playing.

Installation of Outdoor Fixed Installations

No form of outdoor fixed installations, including antennas, fixed fences, fixed outdoor lamps, awnings, blinds, projectors, satellite dishes, or similar, may be installed.

Music & Noise

Use of noisy tools is only allowed between 8 AM and 8 PM on weekdays and between 10 AM and 6 PM on weekends and public holidays. Residents must not be disturbed by loud music after 8 PM from Sunday to Thursday and after midnight on Friday and Saturday (and days before public holidays). All doors and windows must be kept closed when playing loud music. When holding a party, show consideration and inform your neighbours in advance.

Keys

Keys/key fobs can only be ordered from info@bloch-ea.dk, which keeps a record of the number of keys/key fobs per apartment. Upon moving out, the resident must ensure that all keys are returned. Otherwise, the landlord can claim the costs for lost key fobs.

Parking

Parking must be paid for throughout the Englund area, both on the ground and in the parking basement. Ensure to park within the marked parking spaces. Parking is only allowed according to the parking permit purchased, i.e., only parking in the parking basement if you have paid for it and only on the ground if you have paid for it. Q-Park ensures correct signage and compliance with parking rules in the area. Bloch Property Management has nothing to do with issuing fines or collecting fines. All communication regarding parking fines is handled directly with Q-Park.

Advertisements in Mailboxes

Advertisements and free newspapers must not be placed on top of mailboxes or on the floor.

Cleaning of Common Areas, Outdoor Areas, and Roof Terrace

To maintain a clean and well-maintained appearance of the property's common areas, bottles and other waste must not be left in common areas, and residents must clean up and tidy after themselves and their guests in all situations.

Snow Removal

Bloch EA handles gritting, salting, and snow removal of outdoor areas on the property.

Staircase

Version 1.2

Staircase cleaning takes place to the usual standard. Additionally, the staircase can only be kept neat and clean with the collective help of the residents. It is also not allowed to store items of any kind, including bicycles, shoes, etc., in the property's staircases for fire safety reasons. It is not allowed to adjust the radiator valves in the staircases and common areas in the basements. The radiator valves are set to an appropriate base temperature. Changing this will result in unnecessary increased communal costs.

Subleasing of Apartments/Airbnb

If you wish to sublease your apartment, the requirements of the Rental Act must be met and documented. For questions about this, contact Bloch Property Management A/S. It is not allowed to rent out your rental unit via Airbnb. Violation will result in termination of the lease.

Water and Fire Damage

In the event of sudden water overflow from the sink, shower, toilet, washing machine, and dishwasher, it is important to act quickly to limit any damage. Immediately contact the residents in the apartments above you and ask them to refrain from using water/toilet until the problem is resolved or contact the downstairs residents if there is a risk of water damage. In case of urgent damage of this nature, contact Bloch EA. Outside normal telephone hours, an emergency number will be provided.

Thermal Breaks

The windows must not be exposed to uneven heat, which means nothing should be placed against the windows or stuck on them. This can cause temperature differences in the glass, creating tensions between the cold and warm areas of the glass, leading to thermal breakage.

Do not:

- Place cushions, bags, boards, or other items against the windows.
- Stick foil, stickers, or posters on the windows.
- Install curtains, roller blinds, pleated blinds, or built-in blinds in the window frames, as they can get too close to the windows.
- Install curtains, roller blinds, pleated blinds, or built-in blinds in the window frames. If they touch the windows, there is a risk of temperature differences.
- Place furniture close to the window facades, especially on the south and southwest facades.
- Light garden grills close to the windows.
- Light terrace heaters close to the windows.
- Place cushion boxes close to the windows.
- Place garden furniture or other items against or close to the windows.

A thermal break is characterized by having few break lines, running as smooth, clean break lines from the edge of the glass perpendicular to it and towards the middle of the glass. Thermal breaks are very characteristic and are recognized only on the edge of the glass.

You must report a break in the window below and attach pictures of the window. A thermal break is not covered by the landlord and must be paid by the tenant.

Mounting in the Window Frame

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No curtain rods, blinds, or similar may be installed in the inner window frame or reveal. Curtain rods and blinds can be mounted on the wall instead. Just ensure there is a minimum distance of about 10 cm so they do not touch the windows, as these are energy windows.

Mounting Hooks

Hooks, child safety devices, or other items may not be installed without prior permission from Bloch Property Management. Hooks and other items may not be installed in the external aluminium frames.

Laundry

Laundry must not be hung or placed to dry in common areas.

Maintenance

When altering or repairing electrical, water, heating, or drain installations, authorized installers must be used, and permission must be obtained from Bloch EA before starting the work.

Other Provisions

In addition to the house rules, municipal waste and parking regulations must be followed. The wording in the lease agreement takes precedence over the house rules in case of doubt.