

HOUSE RULES

FOR THE
OWNERS' ASSOCIATION

PLANTEVEJ 15-27



PLANTEVEJ'S ORIGIN

The origin of Plantevej dates back to 1935, where the name of the road originated for the first time, but without numbers.

At the time, there was a garden center located on the road, owned by Mr. Kellerup. Hereof the name of our road.

In this brochure, you can read more about the common rules for the owners' association.

REMEMBER

We ensure good neighborliness by following the common rules!



§1 GARBAGE

HOUSEHOLD GARBAGE

Ordinary garbage must be put in properly closed plastic bags, before being put into the garbage chute.

Under no circumstances may glass/bottles or loose items be put into the chute, therefore also not cat litter. These must be put in the containers in the garden. Remember that pizza boxes go in the residual waste container, and not in the cardboard container.

ENVIRONMENTAL STATION

At the end of the garden towards Plantevej you will find containers for cardboard, metal, and plastic. Residents must sort garbage according to the instructions on the containers and/or the instructions found on the website.

Additionally, there is a container for household waste, which can be used for larger items.

BULKY WASTE (STORSKRALD)

Bulky waste is a service provided by Gentofte municipality, to help its residents get rid of big items like furniture, appliances, etc.

Bulky waste is collected every Thursday in even weeks, see the calendar in the hallway or on the webpage under "affald". Storage of bulky waste until collec-

tion is the responsibility of the owner. Items not collected, must be removed by the owner. Otherwise the owners' association must order removal which will be paid through the common expenses, and thereby by all residents. Please help each other follow the rules for bulky waste.

Bulky waste should be placed on the side of the sidewalk facing the parking lot.

All smaller or loose items shall be put into transparent trash bags and closed properly.

Construction waste, glass, and mirrors are not bulky waste and must be removed by the owner.

If in doubt whether something is bulky waste, please consult Gentofte municipality's website or our website under "affald".

REMEMBER

Bulky waste may be taken out no earlier than the evening before pickup!

GLASS/PAPER/BATTERIES

Containers for these are located on Plantevej, outside the veterinary clinic and on the corner of Vangedevej/Plantevej.

§2 BALCONIES

Window boxes must not be hung on the outside of the balcony, because of the risk of them falling down. Brackets for these must not be screwed into the aluminum railing.

Laundry must not be visible above the edge of the railing.

§3 SHOWERS

Showering should, if possible, not take place between 11 PM and 06 AM.

§4 PRAMS & WALKERS

Stairways and hallways must be kept clear. Therefore using them for storing bikes, prams, walkers, etc. is not allowed.

These can be fire hazards and can in the worst case hinder the fire department's access to a fire.

§5 RESIDENT'S ROOM

The resident's room is to be found in the basement by entrance 27. It can be used by residents for communal and private events. The key to the room can be borrowed from the chairman, who also is in charge of reservations.

The room can be used between 10 AM and 8 PM. Noise must at no point in time bother the other residents.

Show respect by putting up notes about the event on the noticeboard in the stairway, well in advance.

It is possible to borrow folding chairs, located in a separate room.

The room should be cleaned after use, and things put back in their original places.



§6 BIKES

There is bike parking outside of every entrance. Please use the bike racks, so that bikes are not placed on the sidewalk. Furthermore, there are two bike cellars, one at each end of the building.

We recommend that bikes that are not used every day and bikes that are unusable are stored in your own basement rooms or placed out as bulky waste. In the latter case, it should be marked with a note saying "til storskrald".

The board does occasionally remove unused bikes. The board places notes in advance in all stairways with information about the removal date. In advance, every bike is marked, and it is the owner's responsibility of removing the marking on their own bikes.

Bikes that are still marked at the end date, will be collected and put out to Bulky waste (storskrald).

§7 FEEDING ANIMALS

Feeding animals and birds is not allowed because it can attract pests.

§8 BOARD

Notify the board in case of defects in the building, outdoor areas, waste pipes, radiators, balconies or wishes for improvements. Everything else is the owner's responsibility.

Additionally, the board must always be contacted when:

- renting out apartments, where the board needs a copy of the contract and contact information on the renter
- renovation of apartments, such as kitchen, toilet, or bathroom, where the board must be notified 30 days before starting, see §16

The board and administrator can be contacted by e-mail:

efplantevej@gmail.com

mak@adlexbolig.dk

§9 GARDENS

Garden owners are encouraged to:

- Give their garden a little tender loving care.
- Keep their garden neat and free of weeds.
- Trim their hedge, so that it is not a nuisance for others walking on the walkway.
- Build protection against rats, if establishing raised terraces.

Garden waste should be put in the container for purely for garden waste, or in paper bags next to the container.

REMEMBER

Garden waste should be put in the green garden waste containers.

§10 HOBBY ROOM

The hobby room is located in the basement next to entrance 15. The room can be used for various hobbies, except painting with solvents, due to the lack of ventilation.

One should, of course, clean up after oneself (sweep etc.).

It is expected, that no noise or any other disturbances from the room occur after 8 PM. The key for the room is the same one as the rest of the basements.

§11 PETS

It is allowed to keep smaller pets, as long as they are not a nuisance to other residents in terms of noise, smell or droppings.

Remember to pick up dog mess, so that others don't step in it.

Dogs are not allowed in the common garden. Dogs in private gardens must be accompanied by the owner at all times.



REMEMBER

*The board must
be contacted
when renting out
or renovating!*

§12 COMPLAINTS

Complaints must be sent to the board by e-mail. The board processes and answers these complaints at the next board meeting.

The board can be contacted by e-mail:

efplantevej@gmail.com

§13 PLAYGROUND

The swing and the sandbox are intended for small children (maximum 10 years).

After use, one must put the lid of the sandbox in place, to avoid cat and fox excrements in the sand.

§14 MUSIC

Music performances for commercial purposes may only take place with written permission from the owners' association.

If doors or windows are open, the volume should be adjusted accordingly.

Music from instruments, radio, TV, etc. must not be loud enough to disturb other residents, after 11 PM.

Remember to put notes in the hallways some time in advance, if you intend to have a party.



REMEMBER

*Show respect for
others. There
must be room
for everyone!*

§15 KEYS

The key for the laundry room, basements, drying rooms, and hobby room, are all the same key.

§16 RECONSTRUCTION

If you have reconstruction plans in your apartment (kitchen, toilet, or bathroom) please contact the board in advance. This must happen at least a month prior to starting, due to the planning of any piping repairs.

Repairing piping in your apartment could possibly necessitate repairs at your upstairs or/and downstairs neighbor as well. Your neighbors must be warned about possible pipe repairs at least one month prior to starting.

REMEMBER

You must use authorized tradesmen for plumbing and electrical work, cf. Danish law.

§17 PARKING

It is not allowed to park in the driveway because it is a fire access road. Loading and unloading is allowed.

Parking in front of the garden gate is strictly forbidden in order to access to the garbage truck.

The numbered parking spots are leased by residents, and must therefore not be used by others. They can be leased for 125 kr. per month. The lease is personal, and can therefore not be passed on to others.

If you are interested in leasing, you can be put on the waiting list by contacting Adlex. The parking spots are allocated according to the list.

Motorcycle and moped parking is on the pavement tiles, at the end of the driveway.

§18 NOISE

Noisy tools and washers may not be used before 8 AM and after 8 PM on weekdays and before 10 AM and after 8 PM on weekends.

You must warn your neighbors about noise during renovation, by hanging a note in the hallway.

In general, avoid unnecessary noise and play on the staircase.

§19 STAIRS

The staircase are washed once a week.

The individual resident must wash the doorstep, door frame and door themselves.

In case of pollution of the staircase, hallways or other common areas during moving or other extraordinary situations, the area shall be cleaned by the responsible resident

Shoes and other items must not be stored outside of the door, nor on your own doormat.

§20 TV/RADIO/ INTERNET

It is forbidden to put up satellite dishes, antennas or similar on the property.

The owners' association has an agreement with YouSee. The residents have the option of buying individual TV packages and/or internet from YouSee. The costs are not included in the common expenses. Shared internet are mandatory and payed through the common expenses and cost 110 DKK a month.





§21 LAUNDRY

The laundry room is located between entrance 25 and 27.

A laundry card can be ordered through the administration office Adlex, by sending an email to mak@adlexbolig.dk with your address.

It is allowed to do laundry between 8 AM and 8 PM (washers and tumble dryers should be done before 8 PM). The washers cannot be started after 7 PM.

Laundry and drying rooms are not a place to store laundry.

Reserving a laundry time-slot can be done on the washers with the laundry card or online. A user account for online reservations can be created using the washer. If you haven't used your time slot after fifteen minutes someone else can use it

When you reserve a laundry time-slot a drying room is reserved as well. On the laundry room door, it says which drying room and which color of strings is associated with your time slot.

Please note that you have the right

to use the drying room for 22 hours, e.g. laundry washed at 10 AM, must be taken down no later than 8 AM the next day. Hereby it is ensured that the next user has an available room.

Those that have reserved the laundry time-slot have the right of use to the drying room. If the drying room is not in use by the person who reserved the time slot, others can use it.

When the ventilator in the drying rooms is running the window must be closed, as the ventilator otherwise has no effect.

Drying room 1 is across from the washing room. Drying rooms 2 and 3 are in the basement between entrances 19 and 21.



REMEMBER

*The rules for
using the laundry
room are in the
room and should
be respected!*

WELCOME

The members of the board would like to welcome you to the building and we hope that this leaflet helps you get a good start here on Plantevej.

Do you have further questions about the rules or other questions?

Remember to check plantevej.dk, and if you don't find an answer to your question, you're more than welcome to contact the board.

Please join our facebook group, where you can contact other residents and get news from the board: [EF Plantevej 15-27](#). Please join even if you don't speak Danish.

REMEMBER THAT GOOD NEIGHBORS ARE CONSIDERATE!





CONTACT

The board can be contacted by e-mail:

efplantevej@gmail.com

Adlex (administrator) can be contacted by e-mail:

mak@adlexbolig.dk

HOUSE RULES

Owners' Association Plantevej 15-27

2870 Dyssegård

www.plantevej.dk

Facebook: EF Plantevej 15-27