

House rules for apartments/leases under Evest ApS

1. Compliance

1.1 In the following, a distinction is made between individual apartments owned by Evest ApS and the property in which the apartments are situated under management by the owner's association.

1.2 Tenants must comply with the house rules as ensure that all guests comply with the house rules as well.

1.3 The underlying principles of the house rules set out for apartments/leases owned by Evest ApS is for the tenant to exhibit common sense and consideration towards other tenants in the property, the apartment itself as well as the overall property.

2. Waste handling

2.1 All daily waste must be collected in sealed garbage bags before being disposed of via the garbage chute or container. The garbage chute and container lids must be closed at all times.

2.2 Other garbage/waste must be sorted and placed in dedicated containers / storage facilities. The instructions prepared by the owner's association, waste collection company, and Horsens Municipality must always be followed.

2.3 It is not allowed to discard garbage/waste on common areas managed by the owner's association expect for areas dedicated for garbage/waste handling area.

2.4 The tenant will bear all costs associated with disposal of garbage/waste (including building waste), which has been discarded incorrectly according to the house rules.

3. Balconies

3.1 Balconies and their drains must be kept tidy and free of obstructions

3.2 Window boxes are allowed. Drying racks can be used as long as the height of the drying is below the balcony railing.

3.3 It is not allowed to fixed mount lamps or other objects on the building façade or balcony itself. It is not allowed to shake carpets, rugs, etc. from the balcony. Balconies may not be

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used for storage of garbage/waste, moving boxes, or white goods. It is not allowed to enclose / partially enclose the balconies

4. Bicycles, mopeds, and baby carriages

4.1 Bicycles, mopeds, and baby carriages must be parked in dedicated racks and rooms provided by the owner's association.

4.2 The Owner's Association Board are entitled to remove bicycles, mopeds, and baby carriages that stand unused. Before removal, the board must give due notice by posting a bulletin and notifying the tenants with an appropriate notice period.

5. Common areas

5.1 Common areas (for example playgrounds, yards, and stairs) must always be tidied after use.

5.2 Common areas such as stairwells, landings, hallways etc. may not be used for storage of plants, shelves, bottles, bicycles, baby carriages, toys, shoes, waste etc.

6. Pets

6.1 No animals are allowed in the apartment.

6.2 Keeping of animals is cause for immediate termination of the tenancy agreement and the costs of professional cleaning and re-painting of the entire apartment will be borne by the tenant.

7. Parking

7.1 Vehicles may only be parked in designated parking spaces. Vehicles weighing over 3,5 t tonnes - as well as unregistered vehicles - may not be parked on areas belonging to the owner's associations.

7.2 Caravans, trailers, etc. may only be parked on areas belonging to the owner's associations after explicit permission is given.

8. Pests

8.1 The tenant must inform Evest ApS or the owner's association immediately if pests such as mice, rats, and cockroaches are discovered in the apartment and/or the property grounds.

8.2 It is not allowed to feed birds, cats, and other animals on the property grounds.

8.3 If a tenant's actions are found to be the cause of pests in the apartment and/or the property grounds, Evest ApS and/or the owner's association can arrange for pest control at the tenant's cost.

9. Damages to the apartment of the owner's association property

9.1 Any initial damages to the apartment must be reported to Evest ApS within 1 week together with supportive picture documentation. Damages caused by prolonged inattention by the tenant will be repaired at the tenant's cost.

9.2 The above is especially applicable to the presence of mould on inner walls because of moisture and condensation due to poor ventilation and indoor climate. Evest ApS stresses that the tenant alone is responsible for proper maintenance of good indoor climate and thus prevention of mould.

9.3 In the case of damages to the property, the owner's association will inform the tenant via bulletins on the recommended plan of actions.

9.4 A tenant may not request for craftsmen for costs to be borne by Evest ApS or the owner's association without prior approval by Evest ApS or the owner's association. In such situations Evest ApS/the owner's association reserve the right to refuse payments unless it is a case of an emergency where the tenant is unable to reach Evest ApS or the owner's association.

9.5 In all other matters, the tenant is advised to refer to the owner's association regulations on maintenance and changes to the apartment.

10. Noise, smoke, and fire hazard

10.1 It is the tenant's duty to limit noise and odour pollution as much as possible.

10.2 Smoking is strictly prohibited in the apartment, entryways, and indoor common areas. Smoking in the apartment is cause for immediate termination of the tenancy agreements and the cost of subsequent re-painting of the entire apartment will be borne by the tenant.

10.3 Use of TV, radio, stereos, musical instruments, and machines must take place under consideration of the neighbours in the property. If needed, windows should remain shut.

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10.4 Loud behaviour and music may not take place between 10pm and 8am. Exceptions can to a certain degree be made if the tenant gives 3 days' due notice to the other apartments in the block/entryway.

10.5 Washing machines and dryers may not be used between 10pm and 8am.

10.6 Drills, grinders, and other noisy tools may not be used between 10pm and 8am. In the case of maintenance work in the apartment the tenant must give 3 days' due notice to the other apartments in the block/entryway.

10.7 Professional musical activities may only take place with the acceptance of affected neighbours and prior approval by Evest ApS and the owner's association.

10.8 Complaints related to noise must be respected first time around.

10.9 Barbecuing on balconies is allowed for gas and electrical grills under consideration to neighbours. Coal fired grills may be only used on designated areas.

10.10 Use of gas heaters, open fire, and torches are not allowed.

10.11 Local fire regulations must always be followed.

10.12 Fireworks may not be lit anywhere on the property grounds.

11. Complaints

11.1 A tenant who wishes to complain about another resident of the property must first attempt to solve the dispute directly with the resident in question before contacting Evest ApS.

11.2 The owner's association handles complaints relating to tenants who do not comply with the house rules.