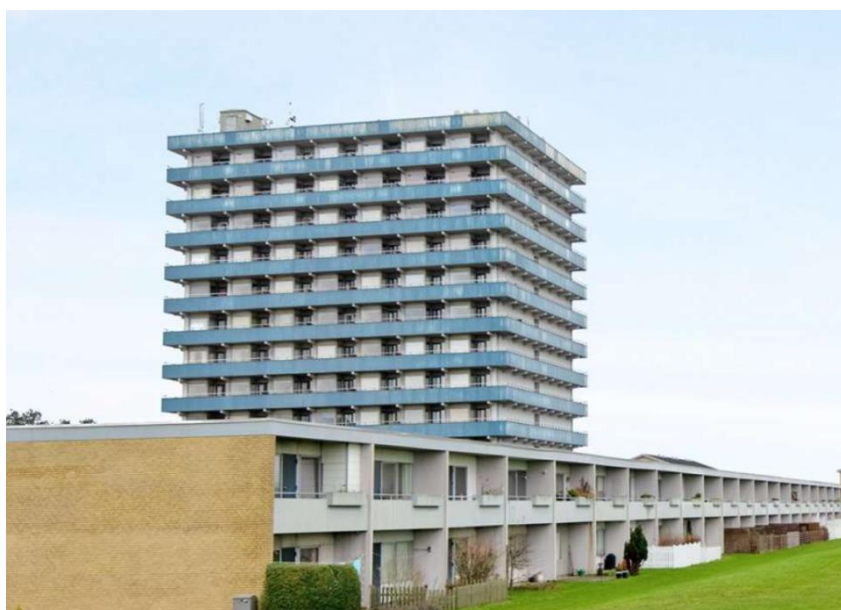


House rules for The Homeowner Association Bomarkhus

The Homeowner Association wants to welcome you in “Bomarkhus” .

We hope and expect that the residents of Bomarkhus will contribute to creating a good environment. The Homeowners' association would like to do its part to ensure that the residents have a good place to live and have fun with their neighbors.

To make it easier to be a neighbor, the Homeowner Association has made a “house rules” that everybody has to follow. We must all cherish our common facilities, because that’s one of the conditions for a sensible operation.



Responsibility

All residents, guests and owners have a common responsibility for the Homeowner Associations thrive on good and responsible terms.

New resident

Upon arrival the owner/renter must notify the caretaker regarding nameplate for the mailbox, front door and also nameplate for the door phones.

It is possible to rent a deposit room in the basement of Revlingbakken 33, by inquiring the caretaker. Keys to the common areas are administrated by the caretaker.

Cars are only allowed to be parked on the parking lot in front of or behind the high building.

Bicycles may be put either in the bike rack or in the bicycle basement. Bicycles and scooters are NOT allowed in the elevator and it is also not allowed to put aside bikes in the hallway.

Antenna and satellite. It is not allowed to establish or put up antennas or satellitedishes. Neither in the gardens, on the terrace, on the balconies and also not in the hallways. Impact drills can be rented by inquiring the caretaker.

Window boxes must be replanted during summer and must be held clean from algae and moss.

Trash

The Homeowner Association placed more trash bins around the area. The containers are placed on the greater parking lot, at number 77, and on the smaller parking lot, at number 103.

***Please remember:
Respect for yourself - Respect for others - Responsibility for your actions***

Residual waste

- All trash from the household must be packed in closed bags and must be thrown in the trash bins named "Restaffald".
- Paper and cardboard must be thrown in the trash bin for this. If necessary it must be torn apart, so it fits the hole.
- Metal and plastic must be thrown in the trash bin for metal and plastic.
- Glass and bottles must be thrown in the cube for bottles.

The Homeowner Associations are paying for residual waste, while every other trash bin is free pickup. Sorting trash is a good cause for the environment and our own economy.

Bulky waste

Furniture, carpets, televisions and more must be delivered on the recycling central, or you can sign up for pickup, at www.skidt.dk or phone 99 314 955. Bulky waste is

your own responsibility. Not the Homeowner Association or caretaker

Trash may under no circumstances be gathered in the gardens, terraces, balconies or hallways, because it attracts mice, birds, flies and insects.

Elevators

Our elevators are expensive to maintain and keep running, therefore it is important, that every user of the elevators are precocious. Keep to the limits of maximum persons and weights. Stand still while the lifts are running. If not there might occur downtime. If downtime is self-inflicted, there will be called a fitter and there will be send a bill to owner/renter.

If you need to lift big and heavy things up, a liftingfirm will be able to help with an outdoor lift.

Damages

Damage and repairs on common building material og areas (also the facade) has to be reported to the caretaker, who in corporation with the Homeowners Associations administration will make the proper agreements, and optionally with craftsmen.

Owner is responsible towards the Homeowners Association to rebuild damages on own door and windows, also damages within the apartment.

Residents must have home insurances to get covered e.g. by theft in apartment, basement rooms or bike / scooter.

To avoid clogging of toilets, residents must be careful with what they throw into the toilet and sink. Diapers, cottonbuds, newspaper or polluting chemicals may under no circumstances be washed out. Cleaning lies upon the individual owner. If the seal on the water meter breaks, contact the caretaker immediatly, otherwise there will be on next reading an added use on 100 m³.

Upon water damages outside of normal workscheduels, you can call Brøndum, tlf 70 235 225, be adviced, its your own responsibility to pay for the callout, if the damage is from your own installations.

Windows and doors

Windows and doors is part of the facades overall picture and may therefore NOT be changed.

Windows and doors must be kept maintained by owner. Repairs must be painted immediatly after ended repair. Paint can be collected at the caretaker.

Gardens

Gardens is a part of our common areas which the individual residents has borrowed from the Homeowners Association. Therefore the gardens must be kept neatly.

The hegde must be cut at least once a year, latest the 1st of september. The fences must me painted every 2nd year with woodprotector.

The gardens must be kept clear from weeds. Damaged tiles etc. must be replaced. That also counts

for rotten or breached wood in fences. Must be painted immediately after repair. If the fence is not maintained, the board of directors can after warnings to the owner, remove the fence and plant and grow a hedge. The expenses will be put upon the owner.

It is possible to get your garden dismantled and make it become part of the big grass field. The small terraces by the house belongs to the individual apartments

Inside maintenance

All inside maintenance in the apartments, which include VVS, electricities, sanitation, closets and other interior as well as walls is the owner / renters responsibilities.

Smoking

It is prohibited to smoke on common areas inside. Smokers MUST clean after themselves. Ashtrays MUST be used, and it is not allowed to use the flowerpots or any other objects. If there is a need for more publicly accessible ashtrays, the caretaker can be contacted.

Domestic animals

Pets are only allowed in consideration of your neighbours. It is allowed to have a dog in the low-rise buildings, but not in the high-rise that is, the residential apartments on Revlingbakken 33.

Music and loud noise

Usage of the radio, TV and music instruments, must be in consideration of your neighbours. After 11 o'clock until next morning, noise should be reduced in consideration of the neighbours being able to get a nights rest. In special circumstances e.g. parties, you must assure that your neighbours are in an agreement of "noise". Usages of tools e.g. drilling, may only happen on weekdays during 7am until 7pm and on weekends 9am until 4pm, but never on sundays.

Laundryroom

The laundryroom may only be used by the Homeowners Association's adult residents. The machines should be used according to instructions of usage. It is allowed to do laundry 24 hours a day. Make sure to clean thoroughly after wash. Clothes is not allowed to get hung to dry in the laundryroom (windows can't open). Clothes must be dried in the clothe dryer. Ordering and replenishing the washing balance takes place on payperwash's website: www.payperwash.dk
Using of the laundryroom is on own responsibility. Contact the caretaker regarding laundry.

Adresses og contact information

Caretaker

Tel.: 77 88 12 34

Mail: info@stekabolig.dk

Hjemmeside: <https://stekabolig.dk/bbi-bomarkhus/>

Board and The owners association

Mail: bomarkhus@probo.dk

Website: bomarkhus.probo.dk

Administrator

Haugaard Braad

v/ Martin Hedegaard

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Mail: mh@hna.dk