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House rules - Department 20

# A positive environment creates welfare



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## Why house rules?

House rules are a set of rules, decided by the residents of your department. 'The house rules' is about how to avoid bothering our neighbors unnecessarily. As a resident it is completely natural, and in everyone's interest, to show respect for one's neighbors. As a resident it is you who is responsible for the behavior of your guests both in your home and in the department areas. Not everything can be included in 'the house rules'. Although everything isn't written down, your common sense will tell you where the boundaries lies.

## Consideration, respect and conversation

Conversation, consideration and respect works much better on the welfare between us than a lot of rules. Therefore, it is important that we talk to each other. If a neighbor bothers you, it is best that you talk to that person instead of writing a complaint right away. If you are having troubles starting the conversation, you can always seek help from Vivabolig's resident counselors. You can find the contact information on the resident counselors on [www.vivabolig.dk](http://www.vivabolig.dk).

## Changes

It is only possible to make and adopt changes in 'the house rules' at the department meeting or by a ballot. Proposals for changes may come from the department board or the residents, who must submit a written proposal within the deadline before the department meeting. Once 'the house rules' has been approved, it applies to all residents of the department and is a part of the rental agreement between you and Vivabolig. The last adopted rules are the ones that applies, no matter when you have moved to the department. Therefore, we recommend that you read and save 'the house rules' and keep being updated on changes in 'the house rules', 'the right of disposal' and 'the maintenance rules'.

## Resident democracy

We hope that you will take an active share in the resident democracy and contribute to our community. Together we can create the right setting and opportunities for our department. You can attend the department meeting, activities or contact the department board, if you want to be a part of a committee, have ideas or want to start up activities.

## General advice

We advise you to take out a contents insurance, as the department's insurance does not cover your personal belongings in case of e.g. fire and water damage.

Always keep stairways, elevators, basements and other common areas clean of your personal belongings, as these works as escape routes.

To avoid moisture condensation and mold it is important that you effectively open your windows and doors a couple of times a day e.g. 5 to 10 minutes. Especially after bathing.

# The house rules

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## Waste

You must deliver your waste according to the instructions from the local authority about waste disposal.

Sorted waste (metal, plastic, glass and paper sorted out) must be delivered in the underground containers, waste container or in the shaft, where they are still being used.

It is important that you close the waste bag properly to reduce odor and wastage.

Bottles, glasses etc. must be delivered in the respective underground containers. The same goes for cardboard/paper and electronic waste.

If you lose any waste on stairways, basement, sidewalk or other common areas, you must clean it up right away.



## Satellite dish and signposting

You may install satellite dishes, signs for advertising or the like, when you have Vivaboligs written permission and directions for placement.



## Common areas

For playing, ball games and other outdoor activities you must always use the areas that's intended for it and show respect for the common facilities.



## Grill

If you want to grill on your balcony or roof terrace you can use an electric or gas grill. These types are not considered sources to smoke nuisance.



## Pets

You are allowed to have either one dog or one cat in Vendelbogade.

In Ryesgade 33 it is allowed to have one cat per household.

Your dog or cat must not be to the annoyance of the other residents.

Pets are not allowed in Absalonsgade, Skydebanevej and Ryesgade 50.

All departments allow a cat or a dog visiting you for up to 3 weeks a year. The pet must be registered in writing at the estate office.



### **Noise**

You must show consideration for your neighbors when you listen to music, are watching tv or use any kind of machines.

It is expected that you take special considerations from 20.00pm to 07.00am on week days and from 22.00pm to 08.00am at weekends (Friday to Sunday). Should you have a party, it is a good idea to inform your neighbors in advance.



### **Pests**

To avoid rats and other pests you must not feed birds or other wild living animals on the department areas, neither on or from your balcony.

Best regards

**Vivabolig**

Organisation Board

Decided at the department meeting 26.04.2018.