**Irgens Gaard House Rules**

These rules have been drawn up in order to ensure that anyone who at any time lives in or visits the property – comprising the flats and the communal areas – may do so without causing any nuisance to others, in order to satisfy official requirements, and in order to keep the property in an orderly and appropriate state.

**1. Rubbish**

For health and hygiene reasons, all rubbish should be disposed of in rubbish sacks. All household rubbish should be placed in the containers provided in the rubbish room. Bottles and other glass items, newspapers, cardboard, metal and other special waste should be placed in the relevant containers. Embers should not be placed in the containers. Bulky items should not be placed in the rubbish room but must be disposed of at the owner’s expense. Cigarette butts should be disposed of in an appropriate manner and not discarded in the courtyard.

**2. Window boxes, etc.**

The setting up of window boxes, awnings, etc., requires the written approval of the Owners’ Association.

**3. Aerials/satellite dishes**

It is not permitted to install outdoor cables, aerials, satellite dishes, etc.

**4. Waste pipes and drains**

Irgens Gaard is an old property with old waste pipes and drains. In order to avoid blocking the waste pipes, please be careful about what gets washed away in sinks and baths. Nappies, tampons, newspaper, etc., should not be flushed down the toilet.

**5. Pushchairs and prams**

Pushchairs and prams may only be stored by agreement with the Board of Management.

**6. Bicycles**

Bicycles should only be placed in the bicycle stands provided. They must not be left against the walls, against the chestnut trees, or elsewhere in the courtyard. Bicycles that are not in regular use should be removed from the courtyard.

**7. Courtyard and courtyard furniture**

Residents are asked to take general care of trees, shrubs and other vegetation. Larger items of play equipment, etc., should be removed from the courtyard immediately after use. The white Trip Trap furniture belongs to the Owners’ Association and may be used freely with due respect for the needs of other residents. The furniture should be left clean and tidy after use. If furniture is moved, it should be carried and not pushed or dragged. Residents are asked to only use private furniture in the courtyard if there are not enough spaces on the Trip Trap furniture. Any private furniture should be removed from the courtyard immediately after use. It is not permitted to erect tents in the courtyard, although in special cases the Board of Management may grant permission to erect marquees.

**8. Pets**

Pets are permitted. Dogs should not be allowed to roam the courtyard. Dogs must be kept on a lead, and owners must clean up after their dog immediately. Animals must not be fed in the courtyard. Pets should not be allowed to cause a nuisance to other residents by barking, aggressive behaviour, etc.

**9. Fireplaces**

Fireplaces may only be used if they are covered by a valid certificate from Copenhagen Fire Brigade or a qualified chimney sweep. You should always use dry wood for fuel and not burn e.g. milk cartons, coloured leaflets and other waste.

**10. Chestnut trees**

It is not permitted to suspend play equipment or other objects from the chestnut trees other than the two swings. The swings are for the use of children only at their own or their parents’ responsibility. The trees should not be damaged in any way.

**11. Basement rooms**

The basement rooms must be kept locked and must not be used to store flammable material such as paper, clothes, etc., or material that may promote fungal growth. Objects stored in the basement rooms should be placed on the Owners’ Association’s impregnated wooden pallets and not directly on the floor. No objects should be placed outside the basement rooms. Under no circumstances may flammable liquids be stored in the basement.

**12. Games**

Ball games and other games must not be played on the staircases, in the basement, or by the courtyard doors where they may present a hazard or cause nuisance to other residents. Ball games must not be played against the walls. It is not permitted to draw or paint on the property’s woodwork or stonework or to otherwise damage the property or the courtyard.

**13. Tools and appliances**

Electric drills or other noisy tools may only be used during the period 08.00 to 20.00. The same applies for washing machines and tumble dryers if their noise causes a nuisance to neighbours living next door or below. In the event that there will be noise from major or prolonged building work, the other residents must always be informed well in advance by means of posters or notification to the Board of Management.

**14. Music, etc.**

The playing of musical instruments or music must always be done with consideration for neighbours. Late at night before 24.00, particular consideration should be shown and music should be turned down so as not to disturb the peace and quiet of others. In the event that a party or other social gathering is to be held after 24.00, the other residents should always be informed well in advance by means of posters or notification to the Board of Management.

**15. Motor vehicles**

The parking of motor vehicles (cars, motorcycles, mopeds, etc.) in the courtyard is not permitted, even for short periods. Vans, caravans and unregistered vehicles must not be left in the courtyard.

**16. Noise**

It is not permitted to cause noise that could be a nuisance to the surrounding flats during the period 20.00 to 08.00. Noisy behaviour in the courtyard should be avoided.

**17. Staircases and stairwells**

For reasons of fire safety, cleaning access and aesthetics, it is not permitted to leave bicycles, mopeds, toys, furniture, etc., in the stairwells. Building materials for building work should only be left with the approval of the Board of Management. In the event of serious or repeated dirtying or damaging of staircases, stairwells and other communal areas, the person responsible must carry out the necessary cleaning or agree on the necessary repairs with the Board of Management. Smoking is not permitted in the stairwells.

**18. Drying of clothes**

Clothes may only be dried in the courtyard on portable racks, which must be removed after use. No clothes lines should be put up.