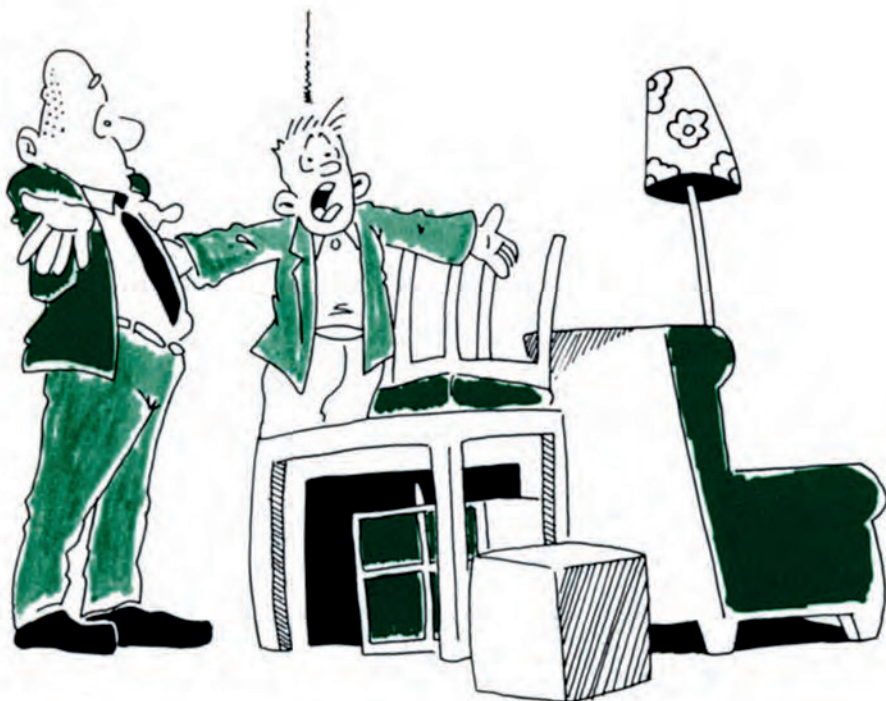


House rules

For Hobro Boligforening
(Hobro Housing Association)



Hobro Boligforening

I.

General provisions

Every resident is obliged to comply with the housing association's rules, as set out in the following provisions. In addition, residents must observe what is considered to be decent house rules and comply with what is required in this respect by the housing association and its representatives.

Any violation of health regulations and police legislation is at the residents' own risk. Every member of a cooperative society/tenant is responsible for everyone, who belongs to his/her household, including guests.

Complaints against residents, who do not comply with the provisions of the rules, should be submitted in writing to the office of the housing association. All complaints should be sufficiently substantiated.

Failure to comply with these provisions can result in dismissal from the housing association.

II.

Rules relating to joint affairs

1. Residential driveways, parking spaces and garages etc.

Residential driveways are primarily intended for pedestrian traffic.

Any cycling or driving of mopeds or motor vehicles must, therefore, be undertaken with great caution.

The movement and activities of children must always be respected. Drivers of motor vehicles must be 100% conscientious, in order to prevent tragic accidents. Wherever signs have been erected on residential driveways, the provisions of the Highway Code relating to these must be respected.

Bicycles and mopeds must not rest against the walls of buildings, railings, trees etc.

Motor vehicles must be parked in the designated parking spaces.

Caravans, trailers, unregistered vehicles etc. may not be parked for more than three days in the association's area.

On residential driveways, signs indicating "No Parking" must be respected.

Under no circumstances should residents park outside main doors and entrances: there should be easy access 24 hours a day for doctors, ambulances etc.

A garage is only for use by the person, who holds the lease. Subletting is not allowed. A garage must generally be used only for the storage of motor vehicles.

2. Garden areas and playgrounds etc.

Keep off plants. Picking flowers and branches, and digging between bushes and trees are prohibited. Cycling in the garden areas is prohibited. Playing football on lawns is prohibited. However, you may play or spend time etc. on the lawns. playgrounds and playground equipment must be treated properly and spared from damage.

Parents have a duty to keep an eye on their children's activities in, and around the buildings and facilities of the housing association. They are also liable for any destruction their children might cause.

It is forbidden to draw and paint on woodwork and masonry of any kind.

3. Staircases and basement corridors etc.

Unnecessary noise on staircases and in corridors is prohibited. The placing of bicycles, mopeds, sledges, scooters, footwear etc. in stairwells is prohibited.

Traffic to the basement rooms with bicycles, prams, toy cars, tools etc. must be via the outdoor basement steps, not via the front staircase.

4. Washing the stairs

In the premises, where a cleaning company is responsible for washing the stairs, it is the residents' duty to remove doormats while cleaning is in progress.

Any residents, who dirty the staircase in the process of coming from, or going to their flats, have a duty immediately to clean up after themselves. The housing association is responsible for supplying nameplates.

Children under school age must not use the lifts, unless accompanied by adults. Any playing with, or in the lifts is prohibited. The lifts must not be used for the removal of household effects.

Errors and disturbance related to the operation of the lifts must be reported to the association's office.

5. Balconies and patios etc.

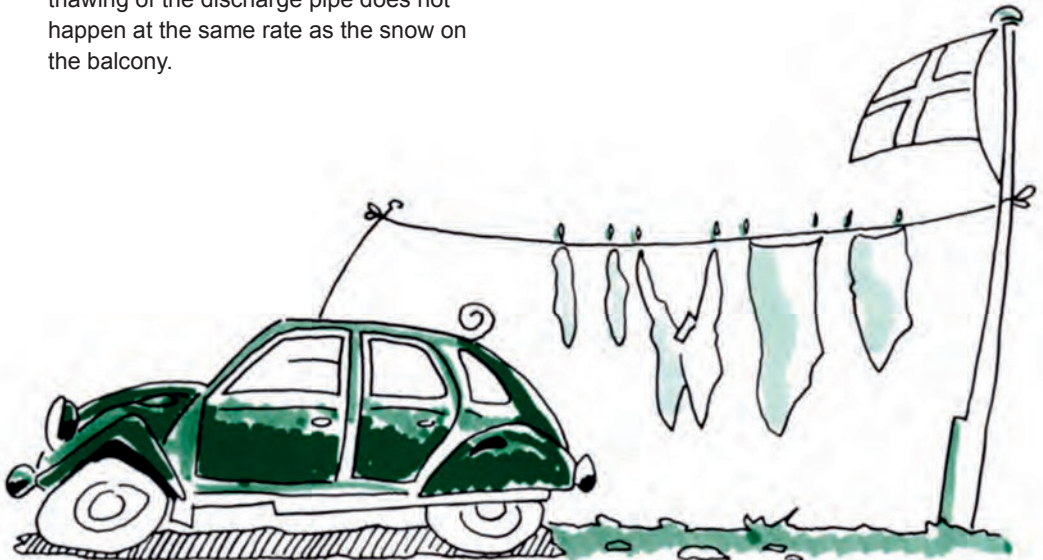
Balconies must be kept clean to avoid blockage of drains. The individual resident is responsible for snow removal. Failure to clear snow, during a thaw, causes a risk of water penetration in the flat, since the thawing of the discharge pipe does not happen at the same rate as the snow on the balcony.

Balconies, galleries and patios must not be used for the airing and drying of clothes etc. Washing lines must not be visible above the edge of the balconies.

It is allowed to place decent, securely positioned flower boxes on the balcony. Awnings and canopies may be installed, if the association's guidelines regarding placement and colours are followed. Enquiries on this subject should be directed to the association's office. If awnings and canopies are not maintained in sound condition, residents can be requested to take them down. It is not recommended to set up bird feeders on balconies: spillage from them can increase the danger of rats or may dirty the balconies below.

You may not feed birds and animals by throwing bread etc. from the balcony.

If the patio area is not tiled, it may be sown with grass and planted with flowers or small shrubs. Gazebos, greenhouses and sculptures etc. are not permitted. Residents are also obliged to maintain the patio area. The patio must not be used as storage space.



6. Bicycle cellars and pram areas etc.

These spaces are intended for bicycles and prams. Faulty bikes and prams must be removed from these spaces, and can be stored in residents' own storerooms. Personal effects must not be left in communal areas. If this happens, they can be locked up or taken away by the building's caretaker without notice.

Petrol-powered vehicles should be placed in garages or in parking spaces. If the property has special moped spaces, this is where mopeds must be stored. In accordance with fire regulations, it is prohibited to place mopeds in the basement, where there is no special protection against fire hazards, and where there is no direct access to outside.

7. Garbage chutes and dustbin spaces.

For the emptying of trash in garbage chutes, all waste must be carefully wrapped in paper or plastic bags, so it takes up as little space as possible, and does not dirty the inside of the chute.

Glass, bottles etc. must not be disposed off in the chute: they pose great danger for the staff, who have to empty the chutes.

Larger items of waste, which might get stuck in the chute (e.g. Christmas trees, sticks, buckets, large cardboard boxes etc.), must not be placed in the chute, but placed at the sites specified by the caretaker.

Old furniture and other effects from flats must not be placed in the basement corridors, sluices etc., but must be removed by residents themselves.

8. Laundry facility

Subject to specific rules, residents have access to washing, drying and ironing spaces. The specific rules are established for each property. Rules for the individual washing, drying and ironing rooms are available from the caretaker or the office. Residents must follow precisely the instructions hung

on the wall for the operation of the various machines. Any doubts concerning care or notification of defects should be reported to the office or caretaker.

Children under 16 do not have access to laundry rooms.

Laundry by people from outside or by children, who have their own households, is prohibited.

9. Drying areas and carpet-beating racks etc.

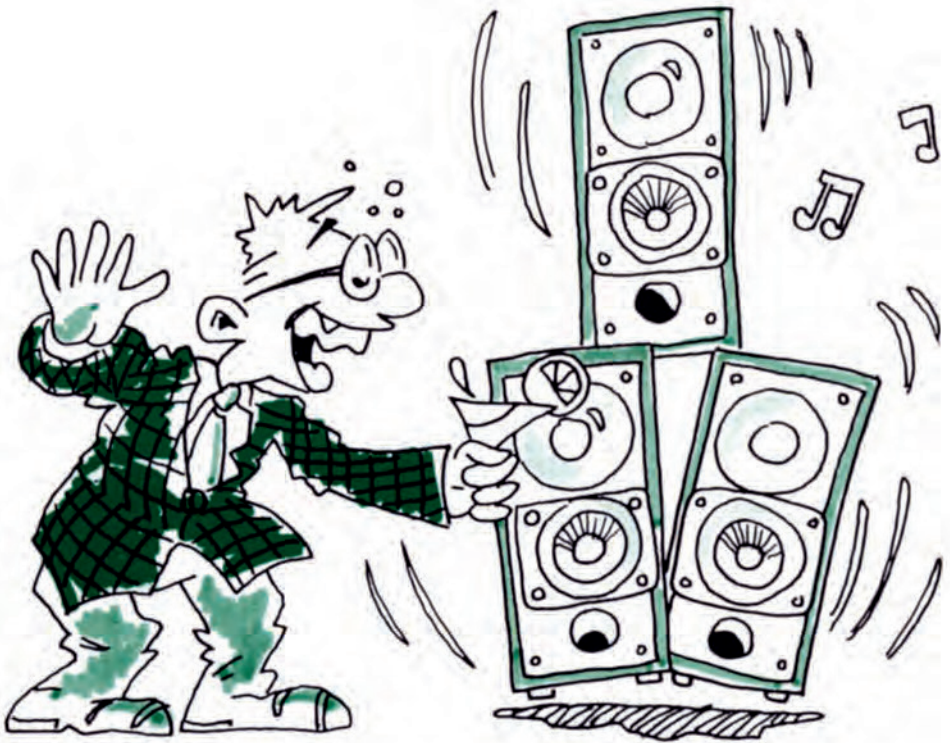
Drying clothes and beating carpets and rugs in the open must only take place on the designated racks. Beating carpets must only be done from Monday to Friday and must not inconvenience other residents.

Beating carpets etc. on balconies and in stairwells or other common areas is not permitted, and drying clothes in windows is prohibited. You may occasionally hang duvets, outdoor clothes etc. on balconies to air.

The housing association is authorised, without notice, to remove any washing lines, aerials, satellite dishes etc. from balconies, if they are visible from the grounds or street etc. Residents are responsible for cleaning doormats.

10. Heating, water, electricity etc.

With the exception of the regulation of radiator valves, residents must not carry out repairs on, or make adjustments to central facilities. Any irregularities in terms of heating must be reported to the caretaker or the office. The housing association and its representatives are entitled, without notice, to close down water, electricity, heat supplies etc., if there is a burst in the mains or any other operational malfunctions occur. In other cases, wherever possible, reasonable notice must be given.



11. Function rooms

Wherever a function room has been designated, it can be rented by contacting the office. In accordance with the customs authorities, a function room can only be rented out to members of a housing cooperative/tenants, and only for their own use. The person renting the function room is responsible for complying with the requirements and regulations of the customs authorities, which the tenant signs.

Rules for use of music systems etc. are provided for each individual function room and should be checked before hiring.

After use of the function room, it should be returned, together with any adjacent rooms, fully cleaned the following day after 12.00 noon. Porcelain and other tableware, which has been rented from the housing association, should also be returned at the

same time in a clean condition.

Payment for hiring the room etc. takes place after receipt of the bill from the housing association office. If, upon return of the room, it is established that anything of what was hired has disappeared or been destroyed, the tenant must pay the replacement cost of the item/s in question.

12. Insurance etc.

You must take out your own insurance policy for your personal belongings and for other persons or things.

In terms of the properties, the housing association has taken out insurance policies for fire, building and homeowners.

For further information regarding repair of windows, please contact the office.

If you lock yourself out, you can contact the caretaker for help.

III

Rules for flats.

1. Moving in

Upon moving in, the housing association transfers the flat to the housing cooperative member/tenant in a normal state of repair.

The new occupant is entitled to two keys to the front door.

The caretaker allocates a storeroom and, if necessary, a pram room, and informs the new tenant about the use of laundry facilities etc.

If a particular person has been appointed to supervise the laundry facility, you will be put in contact with the supervisor. Any defects in the flat should be pointed out, within 14 days of occupancy, in a letter to the housing association office. Since in many cases the new occupant has access to the flat while refurbishment is going on, in practice you could avoid complaints to the housing association by, instead, indicating any defects directly to the workers.

The housing association bears no responsibility for any destruction of household effects by fire or water damage etc.

While the housing cooperative member/tenant occupies the flat

It is the resident's responsibility to maintain the flat responsibly. During their occupancy, residents are responsible for expenses for this. (But please take a look at the housing association's maintenance regulations.)

You are requested to carry out regular airing of the flats. The resident must immediately rectify any damage caused by damp, which is due to lack of airing/heat input etc. (condensation).

Whenever it is deemed essential, and with reasonable notice, the housing association is entitled to inspect the state of upkeep in the flats. In the event of lack of upkeep, the housing association decides

on the extent to which, and the time frame within which the improvement must be carried out by the housing cooperative member/tenant. If the deadline is not met, the housing association can have the work done at the resident's expense. (But please take a look at the housing association's maintenance regulations.)

Any change to the flat's permanent installations and building elements may only be performed after submission of an advance application (written) to the housing association board. This also applies to the installation of aerials etc.

2. Noise

As long as they reside in the flat, the housing cooperative member/tenant is obliged to show due consideration to the other residents in the housing association. Use of radios, record players, televisions or noisy behaviour is not allowed in corridors, on staircases or in other common areas.

Consider your neighbours, when your windows are open. There must be no music making and noise after 12.00 midnight, except in special cases.

Nothing must be thrown into toilet bowls that could clog the drain. If this happens, the resident is personally responsible for cleaning it out.

Sewing machines etc., which make noise, should be positioned on a surface to mute the sound as much as possible. Early-morning or late-night traffic on staircases must show appropriate consideration for the other residents. The same applies to the use of taps etc.

3. Pets

1. Each department makes its own decisions regarding to what extent a resident may keep regular pets. If you keep pets, they must not cause a nuisance for the property or the residents.



2. No demand can be made to remove a pet/pets which has/have been acquired in accordance with permission on the basis of Point 1, even though that permission is revoked, as long as the pet/s in question is/are still alive and not causing a nuisance.

3. The regulation in Point 2 also applies to a pet/pets that were legally acquired in accordance with previous permission.

4. Guide dogs for the blind can be acquired without permission in accordance with Point 1. The resident must inform the association.

5. You must not keep animals for commercial purposes.

Conditions in properties with only partial, or no care from caretakers.

The housing cooperative member/tenant must take care of the following:

- Hedges to be cut at least twice a year: the first time prior to 1 July, the second time prior to 1 September.
- The housing association can stipulate the height of hedges.
- Pavements, residential driveways and paths to be kept clean.
- Clearing of snow and gritting must be carried out, when snow has fallen and/or slippery driveways have set in.
- Private, covered patios, carports and board fences must be maintained do they do not make the property look unsightly.
- Gardens must at all times be maintained as decorative flower or kitchen gardens.
- Open staircases to basements must be kept clean.

IV Moving out

Termination of a rental contract must be submitted in writing to the housing association office. The extent to which the housing association, in practice, can approve a shorter period of notice than that stated in the residents' agreement/contract, depends on specific circumstances. A rental contract must be terminated on the 1st day of a month, and residents must move out to give sufficient time, so that refurbishment for the new occupant can be fully realised by the agreed date of termination. In this connection, there must be adequate time for the re-establishment of any changes, which the resident may have undertaken.

After the occupant has moved out, s/he must inform the office. We will carry out an inspection, which will only take place once the flat has been emptied. (Please refer to the provisions regarding moving out in the housing association's maintenance rules.)

Rent is payable up to the date of termination. The balance of payment for heating will not be sent until the relevant heating accounts have been completed.

Keys, signs etc. must be handed in to the housing association office.

Storerooms, sheds, garages and any gardens pertaining to dwellings must be returned in a clean and tidy condition. Removal of flowers and shrubs from the houses' gardens is prohibited.

It is the tenant's responsibility to cancel their electricity supply for the flat or house.

Metre readings for heating will be carried out by the housing association.

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