

Dear neighbour,

May 2011

For your information and guidance please find enclosed a copy of the English version of the house rules for Frederiksholm.

The rules have been established and approved by the Board in 2009, and are valid until further notice.

Please note that if there be discrepancies between the Danish and the English versions the Danish version prevails.

We hope you will find the house rules useful and will adhere to this code of conduct, which we believe will contribute to the wellbeing and keeping up of pleasant neighbour relations for all of us residing at Frederiksholm.

Please note that a lot useful information for the residents as well as the attached house rules are available on the house website <http://www.frederiksholm.com/>

Should you require further information or clarification in this regard, please do not hesitate to drop a note in the Board's mailbox available on the ground floor at Bohlendachsvej 2 A. Your comments and suggestions are very welcome. Please remember to include your name and address in the note.

Kind regards,

The Board of the owners' society Frederiksholm

**Unofficial translation of the original Danish version
of "Husorden for Frederiksholm" updated April 2009.**

Please note that if there are discrepancies between the Danish and the English versions, the Danish version prevails.

HOUSE RULES FOR FREDERIKSHOLM

Purpose

The purpose of these house rules is to establish rules for tact and tone in our common house Frederiksholm, with a great number of people living side by side. Accordingly, the purpose of the following rules is to ensure the best possible framework for our community. It is up to the residents to observe these rules and protect the established framework.

General

The residents of Frederiksholm are in every respect obliged to use their own apartment, patio/balcony and common areas without causing inconvenience to the other residents. The balconies and the patios, being for the sole right of use of the resident in question, shall be kept in a proper and tidy condition. Flower boxes etc. shall be kept inside on the balcony. Please make sure that the flower boxes are properly fixed. It is not permitted to undertake alterations, repairs or painting outside the apartments without the Board's consent. Drilling in the walls outside of the apartment is not permitted unless a specific permission has been granted by the Board (e.g. for setting up a parabolic aerial, key boxes, marquees, lamps etc.)

Frederiksholm has jointly with Schifters Kvarter (i.e. the neighbouring building) established a broadband network providing a favourable Internet and IP telephony connection. For further information please click on our website at www.frederiksholm.com. Here you can also find all the essential information on the use of the installations in the building as well as facts on Groupcare, the residents' common debate forum where you can raise questions and obtain updated information from the Board.

Garbage disposal

In this connection, reference is made to the local authorities' description/definition various types of garbage.

Garbage chutes:

The garbage chutes may only be used between 8 a.m. and 10 p.m. due to noise. To avoid odour the following rules shall be observed: The garbage chutes may only be used for kitchen waste which is properly and safely packed in plastic garbage disposal bags of such a size that they do not break or get stuck in the chutes or the openings. The garbage

disposal bag shall be closed carefully in order to avoid any items falling out. Pizza boxes must be cut into small pieces before putting them in the garbage waste bags, as otherwise they can obstruct the passage and get stuck in the garbage chutes.

The garbage room:

Unless otherwise advised by signs in the garbage room (which is located next door to the entrance of Bohlendachsvej 2) only items listed below may be left here:

Kitchen garbage, cardboard (cardboard boxes shall be folded) paper and batteries. Signs in the room indicate where the various types of waste shall be placed. Garbage may not be left outside the containers or areas marked for this purpose.

Garbage not allowed to be left in the garbage room shall be disposed elsewhere, e.g. by transporting them to municipal recycling stations or such. This concerns e.g. Christmas trees, furniture and electric devices.

Use of the garage:

Bikes and parking of bikes:

Bikes shall be placed in the bike racks and must not cause inconvenience or obstruct passage for other traffic and movement in the garage area. Cargo bikes and bike trailers shall be parked in the southeastern corner of the garage and outside the bike racks.

Cars and parking:

Parking is only permitted within the marked spaces and in the resident's designated parking place as stipulated in the Board's parking area plan placed in the parking area.

When parking the driver shall make sure that his/her car does not block for moving of the parking sledges.

This is the easiest way to do so:

1. Parking on or behind the long sledge. Check on the service panel that the green light is on. If the red light is on, this means that the car has not been parked properly, either too far ahead or too far behind.
2. Parking on or behind the three short sledges. Check that the sledges can be operated with the arrow buttons.

When parking on the sledges you can adjust the front wheel stop which will enable you to always park the car correctly. (Please see the manual in the Residents' Guide.)

Should the sledges not work, the driver must first make sure that there are no cars or other things blocking the sensors, and if possible, contact the owner of the car by checking the list of parking places before contacting janitor. (Please refer to the manual in the Residents' Guide).

Only cars of measure and weight within the allowed limits may be parked on the sledges, as indicated in the manual and on the sledges.

If the parking facility is out of order the resident shall first contact the janitor, and only then the Board. Please note, that if the resident personally calls a repairman, he/she may be responsible for paying the bill.

In cases of sublease and internal exchange of parking places the Board shall be notified in order to have the overview updated. When subleasing the parking place the lessor shall hand over the remote control to the gate, but no key to the house may be handed over to the lessee.

Sale and purchase of a parking place may only take place between members of Fredriksholm's society of owners.

General considerations

Please remember that doors to the garage shall always be locked in order to have our valuables safeguarded and to prevent extraneous use of the parking facilities. Car wash and smoking is not permitted in the garage.

Effects

Private effects may not be placed in the staircases and in common areas. The Board does not act as arbiters of taste but urges all to take care that Frederiksholm stands tidy, presentable and nice. We live here and it may show. However, please remember to clean up the patio and the garage.

Bikes and mopeds **must** be placed in the bike rack area on the ground floor. Prams and assistive devices placed in the staircases shall be placed with the least inconvenience to other residents, and they may not block for escape routes. Effects not in use must be removed.

The staircases shall be cleared for personal effects in odd weeks for the cleaning by the janitor.

Basement and storerooms

Each apartment has rights of use to a storeroom in the basement. The user of the storeroom shall with a badge indicate who is using the room (.e.g. the number of the apartment). Goods in the storeroom shall be stored safely and may not cause inconvenience or be of danger to other goods or persons in the basement. This can be e.g. odour, noise, humidity, fire hazard or liquids. **Storing of belongings outside the storerooms is not permitted.** The storerooms may not be sold and can only be let out to members of the owners' society of Frederiksholm. The doors to the basement must always be locked.

The atrium area and balconies

Tables and benches must always be put back in place after use, i.e. in the space between the two stairs. After your stay in and after use of the common space in the atrium area

everything must be left tidy and nice. All garbage shall be removed, toys shall be collected etc. Butting of cigarettes and leaving cigarettes in the atrium area is not permitted. You are kindly requested to take other residents into consideration vis-à-vis noisy play or a jolly evening gathering on a summer night - on the other hand, however, we all live here and shall be able to enjoy the atrium area. If you want to have a barbeque, please be considerate towards your neighbours and inform them in order for them to close their windows and doors while the grill is generating smoke. If you water flowers/bushes/trees on your balcony, please show consideration towards your neighbours living underneath. Residents may not paint the grey wooden lamellae separating the balconies and being part of the façade. Maintenance of the handrail on top of the balcony railing with clear tree oil is the resident's responsibility. This should preferably be done twice a year.

Marquees and sunscreens

Setting up façade equipment, including marquees and sunscreens, on the property is not permitted. The penthouse apartments are however exempt from this rule. The Frederiksholm owners' society has obtained permission from the municipality of Copenhagen to set up marquees when they are kept inside the façade line. A requirement is however that the marquees are of the Brutor brand (www.brustor.com) and that the fabric is plain beige (colour 75-48) from Dickson, Collection Orchestra – Unis. The Board shall be contacted before purchase and setting up of marquees.

Noise

Special consideration must be shown vis-à-vis playing of music, noise in the atrium area, drilling with bores and other instruments between 10:00 p.m. and 08:00 a.m. from Sunday to Thursday and between midnight and 09:00 a.m. on Fridays and Saturdays.

If you are having a party, it is customary to advise your neighbours well in advance by placing a note on the notice board located on the ground floor in each staircase.

Doors and keys

The front doors and the doors to the basement are equipped with latches. The doors may only be kept open with wedges for a very short period of time, and please always remember to check that the doors are carefully closed in order to avoid vandalism and theft.

DATEA – our administration company – is taking care of handing out of keys to the staircases for order delivery of mail, newspapers etc. Individual keys shall be ordered with the company Carl F against payment.

Nameplates

The nameplates on the mailbox, by the front doors and the doors to each apartment shall be in accordance with the house standard.

When moving in and leasing the apartment the janitor shall be contacted. He will take care of the change of the name and notify the administration company DATEA when changes of residents take place. A fee of DKK 300 is charged for the nameplate.

Please note that you do not have permission to change the signs. The janitor shall also be notified in cases of change of name of present owners.

Pets

Residents are allowed to have pets in the estate. The Board shall however – in the own interest of the resident(s) – be notified by leaving a note in the Board's mailbox located on the ground floor (Bohlendachsvej 2 A). Pets must be kept indoors unless when taken for a walk. Cats shall be kept indoors in order to avoid excrements in the sandpits and in places where children play. Droppings left by pets must be removed from the common areas.

Pets may not disturb or harm other residents by noisy noise or threatening behaviour. In case of repeated complaints by residents, the owner may be presented with a written complaint. If a written complaint and repeated warnings do not solve the problem, the Board can require the owner to remove the animal the estate.

Open fire

No open fire may occur in the airlocks or on the staircase, and smoking prohibited on the staircases and in the parking area. A barbeque is permitted on the balconies/and patio areas. However, these may not be of inconvenience for other resident. The grills must be handled carefully and the barbeque must be turned off after use due to of risk of fire.

Damage on the property

Should damage on the property, common installations, cables and the like occur, the resident must immediately hand in a written notification to the Board. Please do not try to repair the damage. Please indicate the type of damage, the name of the person or the company responsible for the damage as well as the name and address of the person reporting the damage and leave the note in the Board's mailbox, located on the ground floor of Bohlendachsvej 2 A.

Should the elevators, the parking system or the gate to the garage be out of order please contact the janitor Jimmy Petersen mobile telephone 20 33 19 95 on weekdays between 08.00 a.m. and 03.00 p.m.

In connection with repairs workmen shall have access to have admittance to the apartments according to agreement.

Complaints

Complaints concerning non-compliance with the house rules shall be reported in writing to the Board by leaving a report in the Board's mail box located on the ground floor of Bohlendachsvej 2 A. Anonymous complaints will not be dealt with.

Yours sincerely,

The Board of the owners' society Frederiksholm

April 2009 (updated)

