

**Vedtægter
for
ejerlejlighedsforeningen
"TÅRNGÅRDEN"**

§ 1. Navn, Hjemsted, og formål

Stk. 1. Foreningens navn er "Ejerforeningen Tårngården".

Stk. 2. Foreningens hjemsted er Rødovre.

Stk. 3. Foreningens formål er at administrere ejendommen, matr. nr. 11 k Rødovre, Tårnvej 87-95, bestående af 104 ejerlejligheder og at varetage de anliggender, såvel enkelte som fælles, der er knyttet til at være ejere af ejerlejligheder i ejendommen, herunder sørge for, at ejendommens vedligeholdelsesstand altid er forsvarlig og god.

§ 2. Medlemmerne

Medlemmerne af foreningen er samtlige ejendommens ejerlejlighedsejere, og kun disse. Enhver ejer har pligt til at være medlem af foreningen. Medlemspligten indtræder med retsvirkning, når slutseddel, skøde eller andet adkomstdokument på ejerlejligheden er underskrevet. Når skødet på ejerlejligheden er tinglyst endeligt uden præjudicerende retsanmærkninger, ophører den tidligere ejers medlemskab. Indtil den i skødet nævnte overtagelsesdag hæfter såvel det indtrædende som det udtrædende medlem solidarisk over for foreningen. Meddelelse om ejerlejlighedens overdragelse skal fremsendes til foreningens administrator senest 8 dage efter handelens afslutning. Rettigheder og forpligtelser fordeles mellem medlemmerne indbyrdes efter de for ejerlejlighederne fastsatte fordelingstal. (Disse er for lejligheder på 3 værelser: 8/668, på 2 værelser: 7/668, på 1 værelse: 4/668).

**Bylaws
For
The condominium association
"TÅRNGÅRDEN"**

In the event of a discrepancy between the original Danish text and the English text, the Danish text applies.

§ 1. Name, domicile, and purpose

Subsection 1. The association's name is "Ejerforeningen Tårngården".

Subsection 2. The association's domicile is Rødovre.

Subsection 3. The association's purpose is to administer the property, land registry number 11 k Rødovre, Tårnvej 87-95, consisting of 104 condominiums, and to manage the affairs, both individual and joint, which are attached to be owners of condominiums in the property, including making sure that the property's maintenance is always proper and good.

§ 2. The members

The members of the association are all of the property's condominium owners. Every owner has an obligation to be a member of the association. The membership obligation enters legal effect when the final note, deed or other arrival document on the condominium has been signed. When the deed on the condominium is registered finally without prejudiced notes, The former owners membership ends. Until the takeover day mentioned in the deed, both the incoming and the outgoing member are jointly and severally liable to the association.

Notice of the transfer of the condominium must be sent to the association's administrator no later than 8 days after the end of the transaction.

Rights and obligations are distributed among the members according to the distribution numbers determined for the condominiums. (Those are for 3-rooms condominiums: 8/668, 2-rooms: 7/668, 1-room: 4/668).

§ 3. Generalforsamling

Stk. 1. Generalforsamlingen er ejerforeningens øverste myndighed.

Stk. 2. De af bestyrelsen truffne afgørelser kan af ethvert medlem, hvem afgørelsen vedrører, indbringes for generalforsamlingen. Undtaget er beslutninger efter § 9, stk. 9.

Stk. 3. Beslutninger på generalforsamlingen træffes ved stemmeflerhed efter fordelingstal.

Stk. 4. Til beslutninger om væsentlig forandring af fælles bestanddele og tilbehør eller om salg af væsentlige dele af disse eller om ændring i denne vedtægt kræves dog, at 2/3 af de stemmeberettigede medlemmer såvel efter antal som efter fordelingstal stemmer herfor. Såfremt forslaget uden at være vedtaget efter denne regel har opnået tilslutning fra mindst 2/3 af de repræsenterede medlemmer såvel efter antal som efter fordelingstal, afholdes ekstraordinær generalforsamling inden 8 uger, og på denne kan forslaget – uanset antallet af repræsenterede – vedtages med 2/3 af de afgivne stemmer efter antal og fordelingstal.

§ 4. Ordinær generalforsamling

Stk. 1. Ordinær generalforsamling afholdes hvert år inden udgangen af maj måned. Dagsorden for denne skal omfatte mindst følgende punkter:

- 1) Valg af dirigent og referent.
- 2) Valg af stemmetællere
- 3) Aflæggelse af årsberetning for det senest forløbne år.
- 4) Godkendelse af det reviderede årsregnskab
- 5) Godkendelse af budget for det kommende år
- 6) Valg af formand for bestyrelsen i lige år.
- 7) Valg af andre medlemmer til bestyrelsen.
- 8) Valg af suppleanter til bestyrelsen.
- 9) Valg af revisor.
- 10) Eventuelt.

3. General meeting

Subsection 1. The general meeting is the owner association's highest authority.

Subsection 2. The decisions made by the board of directors may be brought before the general meeting by any member to whom the decision relates. Except for decisions after § 9, stk. 9.

Subsection 3. Decisions on the general meeting are made by majority of votes by distribution number.

Subsection 4. Decisions on significant changes to common components and accessories or on the sale of significant parts of these or on amendments to these articles of association are required to have 2/3 of the voting members both by number and by distribution, must vote in favor of this. If the proposal, without having been adopted in accordance with this rule, has obtained the support of at least 2/3 of the members represented both by number and by distribution figure, an extraordinary general meeting must be held within 8 weeks, and at this the proposal - regardless of the number of representatives - can be adopted by 2/3 of the votes cast by number and distribution figure.

§ 4. Ordinary general meeting

Subsection 1. Ordinary general meeting is held each year before the end of May. The agenda for this meeting must at least include the following items:

- 1) Election of chairman and rapporteur.
- 2) Election of vote counter.
- 3) Presentation of the annual report for the most recent past year.
- 4) Approval of the audited financial statements
- 5) Approval of budget for the following year.
- 6) Election of president of the committee for even years.
- 7) Election of other members to the committee.
- 8) Election of deputies to the committee.
- 9) Election of accountant.
- 10) Any other business.

Stk. 2. Den ordinære generalforsamling indkaldes skriftligt af bestyrelsen med mindst 2 ugers og højst 4 ugers varsel. Årsregnskab og budget udsendes sammen med indkaldelsen eller senest 1 uge før generalforsamlingen.

Stk. 3. Indkaldelsen skal angive tid og sted for generalforsamlingen samt dagsordenen.

§ 5. Forslag

Ethvert medlem har ret til at få et angivet emne behandlet på den ordinære generalforsamling.

Stk. 2. Forslag til behandling på generalforsamlingen skal være bestyrelsens formand i hænde senest 8 dage før generalforsamlingen.

Sådanne forslag samt de forslag, som bestyrelsen stiller, skal bekendtgøres ved opslag i opgangene, evt. på hjemmesiden, senest 4 dage før generalforsamlingen.

Stk. 3. Ændringsforslag kan stilles på generalforsamlingen.

§ 6. Ekstraordinær generalforsamling

Stk. 1. Ekstraordinær generalforsamling afholdes – ud over de i § 2, stk. 4 og § 8, stk. 3, nævnte situationer - når bestyrelsen finder anledning dertil, når det til behandling af et angivet emne begæres af mindst 1/4 af ejerforeningens medlemmer efter antal eller efter fordelingstal, eller når en tidligere generalforsamling har besluttet det.

Stk. 2. Ekstraordinær generalforsamling indkaldes skriftligt af bestyrelsen med mindst 8 dages varsel.

Stk. 3. Indkaldelse skal angive tid og sted for generalforsamlingen samt dagsordenen.

Stk. 4. Ændringsforslag kan stilles på generalforsamlingen.

§ 7. Stemmeret og fuldmagt

Stk. 1. Ethvert medlem har stemmeret.

Subsection 2. The ordinary general meeting must be convened in writing by the committee with a minimum of 2 weeks and a maximum of 4 weeks' notice. Annual account and budget are sent out together with the notice or no later than 1 week before the general meeting.

Subsection 3. The convening notice must include the time and place of the general meeting as well as the agenda.

§ 5. Proposals

Every member has the right to have a topic discussed at the ordinary general meeting.

Subsection 2. Proposal for discussion at the general meeting must be received by the president of the committee no later than 8 days before the general meeting. Such proposals as well as the proposals made by the committee must be announced by notice in the stairwells, and possibly on the website, no later than 4 days before the general meeting.

Subsection 3. Amendments can be submitted at the general meeting.

§ 6. Extraordinary general meeting

Subsection 1. Extraordinary general meeting is held – beside the situations mentioned in §2, subsection 4 and §8, subsection 3 – when the committee finds cause for it, when it at the processing of a specified subject is requested by 1/4 of the members of the condominium association, or when a former general meeting has decided it.

Subsection 2. An extraordinary general meeting is called in writing by the board of directors with at least 8 days' notice.

Subsection 3. The notice must state the time and place of the general meeting as well as the agenda.

Subsection 4. Amendments can be submitted at the general meeting.

§ 7. Voting rights and proxy

Subsection 1. Any member has the right to vote.

Stk. 2. Stemmeretten kan udøves af et medlem, af et medlems ægtefælle eller samlever, eller af en myndig person, der er medlem af ejerforeningen, og som medlemmet skriftligt har givet fuldmagt dertil. En befuldmægtiget kan højst stemme i henhold til 2 fuld-magter. For at kunne udnytte sin stemmeret, må medlemmet ikke være i restance.

§ 8. Dirigent og referat

Stk. 1. Generalforsamlingen vælger selv sin dirigent, der ikke behøver at være medlem af ejerforeningen.

Stk. 2. Der udarbejdes referat af forhandlingerne. Referatet underskrives af dirigenten og formanden for bestyrelsen og udsendes senest 4 uger efter generalforsamlingens afholdelse.

§ 9. Bestyrelsens medlemmer

Stk. 1. Bestyrelsen vælges af generalforsamlingen. Den består af 4 medlemmer foruden formanden, der vælges særskilt. Desuden vælges 2 suppleanter. Valgbare som formand, medlemmer af bestyrelsen og som suppleanter er kun ejerforeningens medlemmer, disses ægtefæller/samlevere og myndige husstandsmedlemmer.

Stk. 2. Formanden og bestyrelsens øvrige medlemmer vælges for 2 år, således at formanden og halvdelen af bestyrelsens øvrige medlemmer afgår i lige år. Suppleanter afgår hvert år. Genvalg kan finde sted.

Stk. 3. Ved et bestyrelsesmedlems meddelelse om ikke at ville kunne deltage i bestyrelsesarbejde i en periode på mindst 12 uger indtræder en valgt suppleant i bestyrelsen. Findes ingen suppleanter, indkaldes til ekstraordinær generalforsamling til valg af bestyrelsesmedlemmer og suppleanter. Såfremt formanden fratræder i en valgperiode, konstituerer bestyrelsen sig med en ny formand indtil førstkommende generalforsamling.

Stk. 4. Bestyrelsen vælger en næstformand af sin midte.

Stk. 5. Ved en forretningsorden kan bestyrelsen træffe nærmere bestemmelse om udførelsen af sit hverv.

Subsection 2. The right to vote may be exercised by a member, by a member's spouse or cohabitant, or by a person of age, who is a member of the condominium association, and who the member has given the proxy for that purpose. An authorized person may vote for a maximum of two proxies. In order to exercise one's voting rights, the member must not be in arrears.

§ 8. Chairperson and minutes

Subsection 1. The general meeting chooses its own chairperson, who does not have to be a member of the condominium association.

Subsection 2. Minutes of the negotiations are prepared. The minutes are signed by the chairperson and president of the committee and sent out no later than 4 weeks after the holding of the general meeting.

§ 9. The members of the committee.

Subsection 1. The members of the committee are chosen by the general meeting. It consists of four members besides the president, who is elected separately. In addition, two deputies are elected. Only members of the condominium association, their spouses/cohabitants and adult household members are eligible as president, member of the committee and deputies.

Subsection 2. The president and the committee's members are chosen for a period of 2 years, thus that the president and half of the committee's members resign in even years. Deputies resign each year. Re-election can take place.

Subsection 3. If a member of the committee announces that they will not be able to participate in committee's duties in a period of minimum 12 weeks, enters an elected deputy the committee. If there are no deputies, an extraordinary general meeting is convened for the election of committee members and deputies. If the president resigns during an election period, the committee appoints temporarily a new president until the next general meeting.

Subsection 4. The committee elects a vice-president from among the committee.

Subsection 5. By the procedure, the committee may make more detailed decisions regarding the performance of its duties.

§ 10. Bestyrelsens pligter

Stk. 1. Bestyrelsen har ledelsen af ejerforeningens anliggender.

Stk. 2. Det påhviler bestyrelsen at sørge for god og forsvarlig varetagelse af ejendommens anliggender, herunder overholdelse af god skik og orden, betaling af fælles udgifter, tegning af sædvanlige forsikringer (herunder brandforsikring, kombineret grundejerforsikring og eventuel bestyrelsesansvarsforsikring), renholdelse, vedligeholdelse og fornyelser i det omfang, sådanne foranstaltninger efter ejendommens karakter må anses for påkrævede.

Stk. 3. Bestyrelsen sørger for, at der udarbejdes budget, jf. § 3 og føres forsvarligt regnskab over de på fællesskabets vegne afholdte udgifter og oppebårne indtægter, herunder de ejerne afkrævede bidrag til fælles udgifter. Bidragene opkræves med passende varsel og forfalder til betaling den 1. i betalingsmåneden. Bestyrelsen udarbejder desuden vedligeholdelsesplan for ejendommen, jf. § 3 og husorden med almindelige ordensregler til godkendelse på generalforsamlingen.

Stk. 4. Såfremt bestyrelsen ikke har antaget en administrator, vælger bestyrelsen en kasserer.

Stk. 5. Bestyrelsesmøde indkaldes af formanden eller i formandens forfald af næstformanden, så ofte anledning findes at foreligge, samt når 2 medlemmer af bestyrelsen begærer det.

Stk. 6. Bestyrelsen er beslutningsdygtig, når mere end halvdelen af den samlede bestyrelse, herunder formanden eller næstformanden, er til stede.

Stk. 7. Beslutning træffes af de mødende bestyrelsesmedlemmer ved simpel stemmeflerhed. Står stemmerne lige, gør formandens eller i hans forfald næstformandens stemme udslaget.

Stk. 8. Bestyrelsen udarbejder referat af mødet. Referatet underskrives senest på det efterfølgende møde af de bestyrelsesmedlemmer, der har deltaget i mødet.

Stk. 9. Bestyrelsen kan beslutte, at ejerforeningen skal tegne bestyrelsesansvarsforsikring. Endvidere kan generalforsamlingen med

§ 10. The committee's duties

Subsection 1. The committee has the managements of the affairs of the condominium association.

Subsection 2. It is the responsibility of the committee to ensure good and sound management of the property's affairs, including observance of good custom and order, payment of joint expenses, write usual insurances (including fire insurance, combined landowner insurance and possibly committee liability insurance), cleaning, maintenance and renewal to that extent such arrangements after the property's character must be considered as necessary.

Subsection 3. The committee ensures that a budget is drawn up, cf. § 3, and proper accounts are kept of the expenses incurred on behalf of the community and proper accounts are kept of the expenses incurred on behalf of the community and the income received, including the contributions required of the owners for joint expenses. The contributions are collected with appropriate notice and are due for payment on the 1st of the payment month. The committee also prepares a maintenance plan for the property, cf. § 3, and house rules with general rules for approval at the general meeting.

Subsection 4. If the committee has not hired an administrator, the committee elects an honorary treasurer.

Subsection 5. Committee meetings are convened by the president or in the president's absence by the vice-president, as often as occasion arises, and when two members of the committee request it.

Subsection 6. The committee form a quorum, when more than half of the total committee, including the president or vice-president, are present.

Subsection 7. Decisions are made by the attending committee members by a simple majority of voted. If the votes are equal, the president's or in his absence the vice president's vote decides the result.

Subsection 8. The committee prepares a summary of the meeting. The committee members who attended the meeting must sign the summary latest at the subsequent meeting.

Subsection 9. The committee can decide that the condominium association must draw a committee liability insurance. Furthermore, the general

tilslutning fra mindst ¼ af ejerforeningens medlemmer efter antal eller efter fordelingstal pålægge bestyrelsen at sørge for, at ejerforeningen tegner bestyrelsesansvarsforsikring.

§ 11. Administration

Stk. 1. Bestyrelsen ansætter en administrator for ejerforeningen til at varetage administrationen af ejendommens fælles anliggender, herunder regnskabsførelse over de på fællesskabets vegne oppebårne indtægter og afholdte udgifter. Administrator har adgang til generalforsamlinger og bestyrelsesmøder. Bestyrelsen kan give administrationen tegningsret i alle ejendommens daglige anliggender. Administrator kan være såvel en enkelt person som en juridisk person.

Stk. 2. Vilkårene for administrators virksomhed fastsættes i en mellem bestyrelse og administrator indgået administrationsaftale.

Administrator kan af bestyrelsen opsiges med 6 måneders varsel.

Opsigelsen kan af administrator indbringes for generalforsamlingen.

Stk. 3. Administrator må ikke være medlem af ejerforeningen og må ikke være dennes revisor.

§ 12. Tegningsret

Stk. 1. Ejerforeningen tegnes af 2 medlemmer af bestyrelsen i forbindelse med administrator. Bestyrelsen kan meddele administrator prokura.

§ 13. Opsparing til vedligeholdelse og forbedring (grundfond)

Stk. 1. Når det begæres af mindst 1/4 af ejerforeningens medlemmer efter antal eller efter fordelingstal, skal der til bestridelse af de fælles udgifter til vedligeholdelse og forbedring oprettes en opsparing, hvortil ejerne årligt skal bidrage med maksimalt 10 pct. af det årlige ordinære fællesbidrag, indtil opsparingens størrelse svarer til det seneste års budgetterede ordinære fællesbidrag. Den enkelte ejer kan ikke disponere over grundfonden.

meeting can with approval from at least 1/4 of the condominium association's members by number or by distribution number, impose the committee to ensure that the condominium association draws a committee liability insurance.

§ 11. Administration

Subsection 1. The committee hire an administrator for the condominium association to manage the administration of the property's joint affairs, here under accounting for the revenues and expenditure incurred on behalf of the community. The administrator has access to the general meeting and committee meetings. The committee can give administration a right of subscription in all the property's daily affairs. The administrator can be a single person as well as a legal person

Subsection 2. The terms of the administrator's business are stipulated in an administration agreement, who the committee and the administrator has entered. The committee can terminate the administrator with a 6 months' notice. The termination can be brought before the general meeting by the administration.

Subsection 3. The administration may not be a member of the condominium association and may not be its accountant.

§ 12. Right of subscription

Subsection 1. The condominium association is subscribed by two members of the committee in connection with the administrator.

§ 13. Savings for maintenance and improvement (prime fund)

Subsection 1. When it is requested by at least 1/4 of the members of the association by number or distribution number, a saving must be created to cover the common expenses for maintenance and improvement, to which the owners must annually contribute a maximum of 10 percent of the annual ordinary joint contribution until the amount of the saving correspond to the latest year's budgeted ordinary joint contribution. The individual owner cannot dispose of the prime fund.

Stk. 2. Beslutningen om benyttelse af opsparingen træffes på en generalforsamling. Herudover kan generalforsamlingen med almindeligt flertal beslutte yderligere opsparing i nødvendigt omfang til konkrete større vedligeholdelsesarbejder.

§ 14. Revision

Stk. 1. Ejerforeningens regnskab revideres af en revisor, der vælges af generalforsamlingen. Når det begæres af mindst $\frac{1}{4}$ af ejerforeningens medlemmer efter antal eller efter fordelingstal, skal revisor være statsautoriseret eller registreret.

Stk. 2. Revisor afgår hvert år. Genvalg kan finde sted.

Stk. 3. Revisor må ikke være medlem af bestyrelsen og må ikke vælges som kasserer.

Stk. 4. Revisionen skal udføres i overensstemmelse med god revisionsskik, og regnskabet påtegnes af revisor.

§ 15. Årsregnskab

Stk. 1. Ejerforeningens regnskabsår er kalenderåret.

Stk. 2. Årsregnskabet skal indeholde både resultatopgørelse og balance.

Stk. 3. Det af generalforsamlingen godkendte regnskab forsynes med dirigentens påtegning om, at regnskabet er fremlagt og godkendt på generalforsamlingen.

§ 16. Vedligeholdelse

Stk. 1. Udvendig vedligeholdelse

Forsvarlig udvendig vedligeholdelse foranstalles og betales af ejerforeningen. Vedligeholdelsen omfatter ydermure, ydersiden af vinduesrammer og karme, indgangspartier, trappeopgange, alle fællesarealer og haveanlæg samt fælles installationer. Endvidere vedligeholdelse af lejlighedernes forsyningslinier og fælles installationer uden for de enkelte lejligheder indtil disses individuelle forgreninger i de

Subsection 2. The decision on the use of the saving is made at a general meeting. In addition, the general meeting may, by a simple majority, decide on additional savings to the extent necessary for specific major maintenance work.

§ 14. Accounting

Subsection 1. The condominium association's account is audited by an accountant, who is elected by the general meeting. When it is requested by at least $\frac{1}{4}$ of the association's member by number or distribution number, must the accountant be either approved by the authorities or registered.

Subsection 2. The accountant leaves every year. Reelection may take place.

Subsection 3. The accountant may not be a member of the of the committee and must not be elected as honorary treasurer.

Subsection 4. The accounting must be carried out in accordance with good auditing practice, and the accounts are endorsed by the accountant.

§ 15. Annual accounts

Subsection 1. The condominium association's annual account is the calendar year.

Subsection 2. The annual accounts must contain both a profit and loss account and a balance sheet.

Subsection 3. The accounts approved by the general meeting are provided with the director's endorsement that the accounts have been presented and approved at the general meeting.

§ 16. Maintenance

Subsection 1. Exterior maintenance

Proper exterior maintenance is arranged and paid for by the condominium association. Maintenance includes exterior walls, exterior window frames, entrances, stairwells, all common areas and gardens as well as common installations. Furthermore, maintenance of the apartment's supply lines and common installations outside the individual apartments until they branches

enkelte lejligheder. Endelig afholder ejerforeningen udgifter til varmecentralens drift, herunder vedligeholdelse, reparation og fornyelse af varmecentralens installationer m.m.

Stk. 2. Indvendig vedligeholdelse

Indvendig vedligeholdelse af den enkelte ejers lejlighed påhviler ejeren, der er pligtig til stedse at holde sin lejlighed vel vedligeholdt. Det bemærkes, at indvendig vedligeholdelse ikke kun omfatter tapetsering, maling, hvidtning m.m., men også vedligeholdelse og fornyelse af gulve, døre og al lejlighedens udstyr, herunder el-ledninger, el-kontakter, radiatorer, varmeledninger, vandledninger, vandhaner, sanitetsinstallationer, kort sagt alt, hvad der er installeret inden for lejlighedens vægge.

Stk. 3. Forsømmer en ejer sin vedligeholdelsespligt til gene for de øvrige beboere, kan bestyrelsen kræve den nødvendige vedligeholdelse foretaget inden for en frist af 2 måneder. Efterkommes bestyrelsens krav ikke, kan bestyrelsen sætte lejligheden i stand for den pågældende ejers regning.

Stk. 4. Der må ikke foretages vitale ændringer i lejlighederne.

§ 17. Benyttelse

Stk. 1. Ejerlejlighederne må kun benyttes til beboelse, og de må ikke opdeles yderligere.

Stk. 2. Såfremt en ejer overtræder husordenen, eller i øvrigt misligholder sine forpligtelser over for ejerforeningen eller dennes medlemmer, kan foreningen iværksætte sanktioner mod ejeren i overensstemmelse med lejelovens regler om misligholdelse, hvilket medfører, at foreningen kan pålægge en ejer - eller eventuel lejer at fraflytte lejligheden med passende varsel, såfremt de gør sig skyldig i grov eller ofte gentagen misligholdelse af ejerens forpligtelser over for foreningen eller dennes medlemmer.

Stk. 3. Sælger/udlejer har pligt til at gøre køber/lejer bekendt med bebyggelsens husorden.

Såfremt ejerens eventuelle lejer misligholder sine forpligtelser, har dette for ejeren samme konsekvens, som om misligholdelsen var udøvet af ejeren selv.

into the individual apartments. Finally, the condominium association pays for the expenses for the operation of the central boiler house, including maintenance, repair and renewal of the central boiler house's installations etc.

Subsection 2. Interior maintenance

The owner has the responsibility of the interior maintenance in the individual owner's apartment, it is obligated always to keep one's apartment well maintained. It is noted that interior maintenance includes not only wallpapering, painting, whitewashing, etc., but also maintenance and renewal of floors, doors, and all apartment equipment, including electrical wiring, electrical contacts, radiators, heating pipes, water pipes, faucets, sanitary installations, in short everything that is installed within the walls of the apartment.

Subsection 3. If an owner neglects one's maintenance obligation to the inconvenience of other residents, the committee can demand the necessary maintenance to be carried out within a period of two months. If the committee's requirements are not met, the board can put the apartment in a good condition at the expense of the owner of the apartment in question.

Subsection 4. There may not be made vital changes to the apartments.

§ 17. Use

Subsection 1. The condominiums may only be use for residential purposes and may not be further divided up.

Subsection 2. If an owner violates the house rules or otherwise breaches one's obligations to the condominium association or its members, The association can initiate sanctions against the owner in accordance with the rules of the Rent Act about breach of contract, which means that the association can order an owner – or any tenant to vacate the apartment with an appropriate notice, if they are guilty of gross or often repeated breach of the owner's obligations to the association or its members.

Subsection 3. The seller/distributor has a duty to make the buyer/tenant known with the buildings house rules. If the owners potential tenant fails to upholds one's obligations, This has the same consequences for the owner, as if the breach was made by the owner.

Stk. 4. Den enkelte ejer må ikke ved nyt materiale - eller farvevalg - ved opsætning af markiser, reklamer, forsatsvinduer, paraboler/antenner og lignende, ændre ejendommens ydre fremtræden og karakter. Dette gælder også udestuen.

Stk. 5. Såfremt foreningens vedtægter eller husorden overtrædes og påtale/advarsel fra bestyrelsen eller administrator ikke afhjælper forholdet, har bestyrelsen mandat til at pålægge ejeren af lejligheden en bod på indtil kr. 5.000 - samt i gentagelsestilfælde eller ved alvorlige forhold at pålægge ejeren at fraflytte foreningen jf. lov om ejerlejligheder § 8.

§ 18. Udlejning

Stk. 1. Såfremt en ejer af en ejerlejlighed måtte ønske at udleje sin ejerlejlighed, skal udlejer og lejer underskrive en af Boligministeriet godkendt lejekontraktsformular. Kontrakten skal godkendes af bestyrelse og administrator, inden lejekontrakten kan træde i kraft.

Lejekontrakten og lejerens genpart skal påføres administrators godkendelsespåtegning for at være gyldig og forpligtende for ejeren (udlejeren). Kun tidsbegrænsede lejemål, max. 2 år, vil blive godkendt. Efter udløb af den tidsbegrænsede lejeperiode kan ny genudlejning alene godkendes såfremt der sker et reelt lejerskifte. Lejemålet er herefter med de modifikationer, der måtte følge af lejekontrakten, undergivet lejelovgivningens almindelige regler.

Stk. 2. Samtidig med at en lejekontrakt forelægges bestyrelsen til godkendelse, er udlejer pligtig at oplyse adressen på sin bopæl til bestyrelsen. Bestyrelsen er pligtig inden 14 dage at svare udlejer. Tilladelse til udlejning kan ikke nægtes, såfremt den til enhver tid værende ejer af ejerlejligheden stiller bankgaranti eller anden betryggende sikkerhed for, at lejlighedens andel i fællesudgifterne og à conto varmebidrag vil blive betalt ved forfald inden for en af bestyrelsen fastsat periode.

Stk. 3. Når bestyrelsen har modtaget udlejers adresse og godkendt lejekontrakten, er lejer indtrådt i rettighederne til ejerforeningens fællesfaciliteter, såfremt udlejer samtidig skriftligt frasiger sig sine rettigheder til fællesfaciliteterne.

Subsection 4. The individual owner may not, by new material - by color choice – by setting up awnings, advertisements, front windows, satellite dishes / antennas etc. changes the property's external appearance and character. This also applies to the conservatory.

Subsection 5. If the association's articles of association or house rules are violated and prosecution/warning from the committee or administrator does not remedy the situation, the committee has a mandate to impose a fine up to DKK 5000 on the owner of the apartment – and in repeated cases or in serious circumstances to order the owner to vacate the association cf. act on owner-occupied flats §8.

§ 18. Renting

Subsection 1. Should an owner of a condominium wish to rent out one's condominium, the landlord and tenant must sign a rental contract form approved by the ministry of housing. The contract must be approved by the committee and the administrator before the lease can enter into force. The lease and the tenant's copy must bear the administrator's endorsement in order to be valid and binding on the owner (landlord). Only time-limited leases max. 2 years, will be approved. After the expiry of the time-limited rental period, new re-letting can only be approved if there is a real change of tenant. The tenancy is then, with the modifications that may result from the lease, subject to the general rules of tenancy legislation.

Subsection 2. At the same time as a lease is submitted to the committee for approval, the landlord is obligated to provide the address of one's residence to the committee. The committee is obligated to respond to the landlord within 14 days. Permission to rent cannot be refused, if the owner of the condominium at any time can provide a bank guarantee that the condominium's share in the joint expenses and heating contribution will be paid within a period determined by the board.

Subsection 3. When the board has received the landlord' address and approved the lease, the tenant has entered into the rights to the condominium association's common facilities, if the landlord also renounces his rights to the common facilities in writing.

Stk. 4. Udlejer er erstatningsansvarlig efter dansk rets almindelige regler over for ejerforeningen for erstatningskrav, som lejer måtte have pådraget sig over for ejerforeningen.

Stk. 5. Den enkelte ejers eller lejers benyttelse af lejlighed, fællesfaciliteter, fælles arealer m.m. er nærmere fastlagt ved en for ejendommen gældende husorden, hvis indhold kun kan ændres ved beslutning af generalforsamlingen. Benyttelse skal udøves i overensstemmelse med de i lejeloven givne gældende regler for lejemål.

§ 19. Bidrag og sikkerhedsstillelse

Stk. 1. Ejerforeningens medlemmer hæfter solidarisk for foreningens forpligtelser.

Stk. 2. Til dækning af ejendommens fælles udgifter skal hvert medlem bidrage med et årligt beløb, hvis størrelse fastsættes af bestyrelsen på grundlag af et udarbejdet driftsbudget for det kommende regnskabsår. Bidragene betales i forhold til ejerlejlighedernes fordelingstal med 1/4 hver 1. februar, 1. maj, 1. august og 1. november, for perioderne januar-marts, april-juni, juli-september og oktober-december.

Stk. 3. I tilfælde af store uforudsete udgifter er bestyrelsen berettiget til at opkræve ekstra ydelser. Overskrides fristen for indbetaling af ejerforeningsbidraget opkræves renter og gebyrer jf. inkassoloven.

Stk. 4. Restance med bidrag til ejerforeningen medfører, at det pågældende medlems stemmeret suspenderes indtil restancen og eventuelle påløbne omkostninger i forbindelse med opkrævningen er betalt.

Stk. 5. Tvangsfuldbyrdelse med hensyn til forfaldne bidrag til foreningen og iøvrigt for ethvert krav, som foreningen måtte have på de enkelte medlemmer, herunder renter og sagsomkostninger, kan finde sted ved fagedforretning en måned efter forfaldstid.

Stk. 6. Til sikkerhed for medlemmernes forpligtelser over for foreningen udstedes ved ejerskifte et ejerpantebrev for et beløb, der svarer til 4% af ejerlejlighedens seneste offentlige ejendomsvurdering. Bestyrelsen kan

Subsection 4. The landlord is liable for damages in accordance with the general rules of Danish law against the condominium association for claims that the tenant may have incurred against the condominium association

Subsection 5. The individual owner's or tenant's use of the condominium, common facilities, common areas, etc. is specified in the house rules, which content can only be changed at the general meeting. Use must be exercised in accordance with the rules for leases given in the rent act.

§ 19. Contribution and guarantee

Subsection 1. The condominium association's members are jointly and severally liable for association's obligations

Subsection 2. To cover the property's common expenses, each member must contribute with an annual amount, which size of which is determined by the committee based on a prepared operating budget for the coming financial year. The contributions are paid in relation to the apportionment figures of the owner-occupied condominiums with 1/4 every 1st of February, 1st of May, 1st of August and 1st of November, for the periods January-March, April-June and October-December

Subsection 3. In the event of large unforeseen expenses, the board is entitled to charge extra services. If the deadline for payment of the owner's association contribution is exceeded, interest and fees are charged, cf. the debt collection act.

Subsection 4. Arrears with contributions to the owner's association result in the member's right to vote being suspended until the arrears and any costs incurred in connection with the collection have been paid.

Subsection 5. Enforcement in respect of overdue contributions to the association and otherwise for any claim that the association may have on the individual members, including interest and legal costs, can take place at bailiff's office one month after the due date.

Subsection 6. As security for the members' obligations to the association, upon change of ownership, a mortgage deed is issued for an amount corresponding to 4% of the condominium's latest public property

dog dispensere fra ovenstående, såfremt størrelsen af det eksisterende ejerpantebrev taler herfor.

§ 20. Foreningens opløsning

Stk. 1. Såfremt der foreligger omstændigheder, der gør det formålstjenligt at opløse ejerforeningen, kan dette kun ske på en generalforsamling, hvor der opnås enstemmighed herom, samt ved at samtlige ejere stemmer for foreningens opløsning. På samme generalforsamling vælges et likvidationsudvalg, der forestår foreningens opløsning.

Således vedtaget på ordinær generalforsamling den 25. april 2017 og på ekstraordinær generalforsamling den 9. maj 2017.

valuation. The board can, however, waive the above, if the size of the existing title deed warrants this.

§ 20. Dissolution of the association

Subsection 1. If there are circumstances that make it expedient to dissolve the condominiums association, This can only be done at a general meeting, where unanimity is achieved, and by all owners voting for the association's dissolution. At the same general meeting, a liquidation committee is elected to oversee the dissolution of the association.

Thus adopted at the ordinary general meeting on 25 April 2017 and at the extraordinary general meeting on 9 May 2017.