

House rules when renting a house in the Bro Strand Homeowners' Association



TRAFFIC AND STAY

Everyone is allowed to move around on the homeowners' association's green common areas. It is expected that when walking on the common grass areas, people show respect for each other and do not come too close or stay in front of others' windows and terraces without purpose.

In the event of maintenance and changes to the association's common areas, including common building parts, individuals must tolerate the limited inconveniences associated with these activities. This could include, for example, mowing the lawn or exterior painting, which may be dependent on current weather conditions.

Everyone is expected to contribute to maintaining the rules and the good environment in our area.

ORDER AROUND THE HOUSES

An acceptable order should be maintained on terraces, etc., so as not to be a nuisance to neighbors. Household waste should not be stored near the houses, but should be immediately deposited in the respective waste containers according to Middelfart Municipality's sorting guidelines.

PLAYGROUNDS AND BALL COURTS

All stay and play on the homeowners' association's areas are at one's own/parents' risk. To consider neighboring residents, unnecessary noise should be avoided. Vandalism and unintended use will result in a compensation claim from the homeowners' association. If any faults and/or vandalism are observed on the playground equipment, please report it to the board as soon as possible for safety reasons.

DOGS AND OTHER PETS

Dogs must always be kept on a leash on the homeowners' association's property. However, the area north of Strandgårdsvej down to the water can be used for dogs to roam free from October 1st to April 1st. Dog owners are obliged to pick up after their dogs. Other pets kept in the houses should not be a nuisance to neighbors. If accepted by neighbors, the terrace can be used as a dog yard for a maximum of two dogs. Definition of a dog yard: Dogs are present without the owner's supervision. This applies going forward. If the terrace has not been extended with tiles, it is possible to close the opening of 3 meters with removable wire fence, which should be removed when necessary. The gardener should be able to mow the lawn and trim hedges, and the painter should be able to paint the house, etc.

If the terrace has been extended with tiles, it is possible to close the opening of 3 meters with chain link fence. See drawing on the website. It should be possible for the gardener to trim hedges and for the painter to paint the house.

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PARTIES / GATHERINGS

Parties or other gatherings are not allowed on the common areas without prior approval from the neighbors and the board of the homeowners' association. Open fires and bonfires are not allowed in the homeowners' association's green areas. Fire pits are allowed on the terrace if regulations from the fire authorities are followed.

EQUIPMENT, CAMPER VANS, BOATS, ETC.

No company-related equipment should be stored at the houses, except for the owner's or tenant's primary vehicle. If a business is operated from the address, other placements of equipment should be found outside the homeowners' association's property. Caravans, motorhomes, and boats, etc., should not be stored permanently by the houses. However, they are allowed during the summer season for a shorter period.

PARKING

The number of cars that can be parked at each house should be limited to the available space. Generally, there is room for 2 cars at each house. Parking on the grass areas is not allowed. It is possible to park there with the neighbor's approval. If additional parking is needed, the roadside north of the area along Strandgårdsvej can be used.

DRIVING IN THE AREA

Only drive on the homeowners' association's asphalt and gravel roads. Driving on the grass is not allowed. The speed limit is a maximum of 20 km/h.