

## Grundejerforeningen Bagsværdlund

### From ours Articles of Association

#### *§21 - Changes and maintenance*

*Stk. 1. Maintenance etc. of the individual properties is the responsibility of the individual members.*

*Stk. 2. The individual member is obliged to maintain external building components including roof, facades, windows and doors, terrace, garden etc. in nice and well-maintained condition.*

*Stk. 3. The individual member is not entitled in any respect to change the external appearance of external building components, e.g. but not limited to the construction of additional buildings, external conversion of existing property, insertion of additional windows and doors, change of material choice, color choice, existing covering, installation of fences, satellite dishes, house numbers, mailboxes, etc.*

This section also states that it is permitted to set up an awning on properties. It is not recommended to try to mount an awning on the wall, as tiles and brick substrates cannot handle the load of an awning.

See further information on the association's website which you can find [www.bagsvaerdlund.dk/regler-for-raekkehusene/](http://www.bagsvaerdlund.dk/regler-for-raekkehusene/)

You can write to the board at [bestyrelse@bagsvaerdlund.com](mailto:bestyrelse@bagsvaerdlund.com)

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## Rules for terraced houses in Homeowner's Association Bagsværdlund

*This set of rules is part of the rules described in our Articles of Association (AA), the plans from the local council, we must adhere to, and any issues agreed upon at our general assemblies.*

### Ordinary maintenance of facilities

Each member is required to always maintain external building parts, including roofs, facades, windows and doors, terraces, gardens, etc. in good and maintained conditions (§21 in the AA). This means that each owner must maintain the external surfaces of the house. This includes painting of car ports and shutters, painting of white surfaces and maintenance of Sedum roofs.

For painting of wood surfaces:

- Natural color shutters, 2<sup>nd</sup> floor tops, car ports and outhouses, please use "**Gori transparent teak**".
- Black 2<sup>nd</sup> floor tops, carports and outhouses, please use **Gori kulsort**, alternatively **Ibenholt**.
- For white surfaces, please use **Stocolor Silco**. Please contact the board for more information.

For owners in blocks 4 and 8, the gravel area by the front door is part of your property and this means that the maintenance is the responsibility the individual owners. This includes cutting grass, maintaining flowerbeds and removal of dead plants plus cutting of hedges. It is acceptable to put down a wooden terrace in this area, if preferred.

### Algae removal from facades

It is important to clean the facades of algae. This must be done by a professional company as the solutions used must be approved. Please contact **Algenord** or a similar company to handle this.

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## Sedum Roofs

Our roofs have a Sedum cover, consisting of a wire mesh where various specific green plants are growing.

Owners must maintain the Sedum roof. This includes examining the roof once a year to see if replanting, fertilizing or any maintenance is required. You must also check the channels in the vegetation layer, gutters and pipes. Also, please consider watering the Sedum roof in dry spells in the summer of more than six weeks. Fertilizing and other maintenance can be done by professionals or you may choose to do it yourself.

The Board has an agreement with **NimTage**. We recommend that each block of houses agree to have the roofs maintained at the same time.

## Rules for terraced areas

It is allowed to change the tiled areas on the terraces to a wooden terrace, but not to a different tile-type. For houses with balconies on 1<sup>st</sup> and 2<sup>nd</sup> floor, the wood tiles may be changed, e.g. to a "composit" type layer.

## Rules for planting by the terraces

It is up to the individual owners to maintain the hedges between houses, i.e. cut them, remove weed and replace hedges as required. No other types of hedges, than the one originally planted are allowed (Council local plans)

Only free growing hedges or bushes between the house terrace and the common green areas.

Plants must be indigenous. Please see the plans for the area on our website: [www.bagsvaerdlund.dk](http://www.bagsvaerdlund.dk)

## Rules for fences

Only natural fences are allowed in Bagsværdlund between private gardens. Only free growing hedges or small bushes are allowed between the private garden the open common area. No fences made from wood or other hard material are allowed.

If you have a dog or young children, you may put up a temporary green wire mesh around your terrace. This must be placed inside the hedges and on your property.

We suggest that you contact the board if planning to make changes or if you have any questions to avoid misinterpretation.

## Ventilation system

All houses have a heat recovery system, ensuring the full use of the warm air in the houses. We live in very well sealed houses, which require that the ventilation is running constantly, otherwise we risk moisture and fungus.

If there are two inhabitants in the house, the ventilation may be set at 1. If you hang clothes to dry or the house feels damp, the ventilation may be set at 2. For families with children, we recommend that the ventilation is set at 2.

In the winter the temperature may be set at 24 degrees and on 10-15 in the summer.

We recommend that the ventilation filters are cleaned every third or fifth year. Please use the company "Ventilationsrens" or similar.