

OWNERS' ASSOCIATION BIRKEGAARDEN

OVERVIEW OF THE DISTRIBUTION OF MAINTENANCE OBLIGATIONS.

It is important, but can sometimes be difficult, to draw a distinction between the maintenance that must be paid for by the owners' association and the individual owner's maintenance obligation.

The next 2 pages are guidelines. In cases where the overview is not sufficient, the owners' association's board of directors makes decisions after inspection according to the principles described below.

The guidelines are based on the owners' association's articles of association and house rules, which together describe the principles for the general distribution of expenses between the owner and the owners' association.

The principle behind the guidelines is that the interior area of the apartments and everything that is exclusively used by the owner or his tenant is maintained and renewed by the owner. Expenses for this cannot be imposed on the community in the owners' association. Balconies as well as windows and doors are considered interior area.

When replacing the front door, it is a prerequisite that no one may initiate the replacement without the written permission of the board of directors, and that the owners' association's carpenters must carry out the work.

All maintenance and renovation outside the apartments, which concerns the construction and appearance of the buildings and the common areas, including the garden, is a matter for the owners' association. Maintenance, renovation and supervision of the electricity supply and lighting in and on common areas, electricity supply to the apartment's HFI relay, and feeder pipes for installations (riser cables and downpipes up to their individual branches in the individual apartments) are paid for by the owners' association.

However, the obligation will lie with the individual owner if it can be proven that damage is due to the owner's breach or neglect of duty (for example: damage to doors and windows, an unauthorized intervention in the common installation that was not carried out by the association's craftsmen or disregard of orders.)

The individual owner cannot initiate work on behalf of/for the owners' association without prior agreement with the board.

Distribution of maintenance costs between the Owners' Association Birkegaarden and the individual owner:

A. The Owners Association maintains:

1. The building:

1.1. Roof, masonry, windows and doors in the stairs and basements.

2. Outdoor areas:

2.1. Garden, yard and storage room.

3. Heating and water installations:

3.1. The heating center/system, main taps, valve blocks, water and heat meters in the basement.

3.2. Vertical pipes and main lines.

4. Electrical installation:

4.1. Main supply up to the individual apartment's HFI relay.

4.2. All shared electrical installations.

5. Laundry:

5.1. All machines as well as windows, doors and floors.

Distribution of maintenance costs between the Owners Association Birkegaarden and the individual owner:

B. The owner maintains himself:

1. The apartment:

All maintenance inside the apartment, except for common supply lines (vertical strings)

1.2. All renovations and repairs to the apartment. Only the owners' association's craftsmen may access the common installations.

1.3. Radiators including radiator/thermostat valves.

1.4. Restoration of covers for common supply lines.

1.5. Wallpapering and painting, including repair of small holes and cracks in ceilings and walls.

Painting, maintenance and repair of windows and frames.

1.6. Floors and door steps

1.7. Keys, locks, door and window handles, window sliders and sealing strips for windows and doors.

1.8. Mailbox and lock for this.

1.9. Interior and exterior maintenance of doors and windows.

Replacement of the main door, patio doors and windows requires written permission from the association's board. Replacement must be carried out by the association's craftsmen.

2. Balconies.

2.1. All maintenance.

3. Electrical installations:

3.1. The entire electrical installation from and including the HFI relay in the individual apartment.

3.2. Fuses

3.3. Switches, sockets and installation items.

3.4. Damage to the fixed installation, both the property's and the owner's, caused by illegal electrical installations.

3.5. Suspended ceilings, panels, etc., that hide wires in the fixed installation.

4. Water installations:

4.1. All installations branched off after the vertical supply.

4.2. Ballofix, valves, taps and gaskets.

4.3 Toilet, cistern with accessories, bells, float valves, flush pipes, gaskets, etc.

4.4 Defective and broken toilet and sink basins.

5. Drains

5.1. Clogged water traps.

5.2. Pipes from drain to branch on the downpipe.