

# Houseowners' association of Bakkebølle Strand's

## REGULATIONS

These regulations are in order to make everybody show consideration for each other at Bakkebølle Strand, so we in this way will have satisfactory outer settings regarding our stay at Bakkebølle Strand.

1. Everyday between 09.00 and 14.00, Fridays, except holidays, between 09.00 and 19.00 – the following is allowed :
  - a. Mow the lawn with electrical as well as motor mower, or with a normal lawn mower.
  - b. Use of motor- or electrical saw
  - c. Work with other noisy motor- or electrical tools and apparatuses, for example border shears. Any dispensation from this must be arranged with the committee.

Dispensation can be granted for work, according item b. and c. Dispensation will be given by the committee. Dispensation for use of noisy tools, at work in progress on weekdays after 14 pm, shall as well be permitted by the committee.

Dispensation for cutting the grass can't be given, and the dispensation must be shown by demand.

2. Use of radio, gramophone or tape recorder must not disturb the neighbours.
3. The houseowners have the obligation to mow their private property at least once a year, before the end of May. In offence of this, the committee will cause mowing to one's own expense.
4. Every houseowner is responsible to keep the area from the boundary of the property to the middle of the road properly cleaned. Houseowners, whose property bounds to the joint property, are expected to properly maintain the boundary plantation.
5. It is permitted to place garden refuse, litter etc. at the joint property. In offence of this, the committee will, without warning, remove the refuse at one's own expense.
6. Bonfires on the property must not cause any inconvenience for the neighbours. Apart from this, we refer to the municipal announcement etc. concerning bonfire.
7. **This section only applies to the properties at Frugthaven and adjoining roads, plus Melonvej, Figenvej, Ferskenvej, Abrikosvej cf. easement issued the 30<sup>th</sup> of June 1967.**

To maintain the beautiful view from all the properties, the members of the houseowners association are bounded according to the easement, to prevent the plantation becoming an obstruction to the view.

It is therefore every houseowners responsibility to prune high growth, if it obstructs the other properties' view.

Disagreement concerning the view, will as far as possible be solved amicably. If this is not possible the procedure will be as follows:

- a. the case appeals in writing to the committee , which, after a specific opinion, will make a verdict, which will be informed in writing to the parties involved.
  - b. The verdict taken by the committee can be appealed at the annual general meeting.
  - c. If the verdict, taken by the annual general meeting, isn't acted upon, the committee has the authority to take legal action.
8. Dogs and other pets may not wander unsupervised, or at all be a nuisance to residents.
  - 9 Boat owners among the houseowners association, with a boat placed on or along the joint property, are bound to enter **Bådelauget Bakkebølle Strand**. Apart from this we refer to the police departmental order concerning motor boat navigation, sailboats etc.
  10. At lendings/rentings the houseowner has the obligation to inform the lender/renter about this regulation. The regulation is adopted at the annual general meeting on 18<sup>th</sup> of May 1969, Changed at the annual general meeting on 17<sup>th</sup> of June 2006. Latest changed at the annual general meeting on 12<sup>th</sup> of June 2010