

LAWS AND REGULATIONS

for

ISLEHUS GRUNDEJERFORENING

§ 1. Association's name and purpose.

1) Name of the association is: »ISLEHUS GRUNDEJERFORENING« located in Rødovre Municipality. The association can not be lifted without Rødovre Municipality's consent.

2) The purpose of the association is to protect members' interests and to organize and perform the common duties of the members according to the parcels dormant easements and declarations – or to the public.

§ 2. Area of the association.

1) The association consists of present and future owners of the parcels that already are or will be parceled from matr. no. 2 bf, 9 c, 10 f and 36 m of Islev city, Rødovre parish. On parcels with 2 or more home ownership, one owner of each dwelling is required to be member of the Joomla.

2) Any current or future owner of a parcel of the said land is liable to be an ordinary member of this association, so that any parcel owner, while the acquisition of the parcel or the right of this is subject to the Society as they are, or at lawful manner rare adopted or modified.

3) Change of ownership must be reported to the Association of buyer within 14 days after obtaining a registered title deed without prejudicing legal annotation.

4) Membership is only effective when the quota and deposit has been paid.

§ 3. Deposits.

1) Contribution to the Association as well as quota and any extraordinary contribution are determined by the General Assembly upon proposal of the board.

2) All payments of both contingents as any extraordinary contribution can be made to the cashier or at the association's postal giro account no. 7020198.

3) The quota is due on May 1st. If any Member fails to pay at legitimate manner DTC quotas and any contributions for 4 weeks beyond the due date the cashier invites, by registered letter, the member to pay the arrears before the end of the quarter. Failing this, he loses his membership rights, without having a claim to the association, while the member remains liable for its obligations towards the association.

4) Are quotas and other benefits to the corporation, not paid in accordance with votes due date, the matter may be handed over to the Association's attorney for debt collection and related costs borne by restant. The Board sets late fee.

5) In special cases where the disease justifies it, the Board may extend the deadline past due when written request will be made accordingly.

6) Its resources are placed in a bank or savings bank in the association's name and can only be raised at the association's accounts by the cashier and the President. Cashier's cash in hand should be minimal.

§ 4. Signature.

1) Only the association's board by its chairman and treasurer or secretary of the association may sign for the association to bind, and only after the proceedings have been brought to the Board and approved by it. (Plain majority vote decides the cases).

2) The members of the association and the board of the Joomla are not personally liable for the association's debts or other obligations.

§ 5. Code of Conduct.

1) Members are obliged to keep their plot free of weeds and to clean the road outside his plot until the road's center line, however, the street "Ved Voldgraven" along the fort area in the entire width of the road.

1a) Pavement end road must be cleared of weeds the first Sunday of each month at time April 1st to September 30th.

1b) Sanding Duty on slippery roads and cleaning of the sidewalks for snow incumbent members.

1c) Failure to clean roads, sidewalks and sites means that the Board is authorized upon written recommendation of having work done on his behalf. The cost of such work performance caused members account as past due and receivable as such.

1d) It is the member's duty to maintain fences and hedges well against neighbours as against the pavement..

1e) Odour problems should not take place. Burning of garden waste is not allowed.

- 1f) It is recommended that noise pollution does not occur in the following time:
- Weekdays after 20.00 o'clock,
 - Weekends and holidays during the period between the hours of 18.00 and 09.30.
- As noise mean motorized and electric powered tools in general.
- 1g) Garden waste, bulky waste and the like must only be placed on the sidewalk the night before pickup day.
- 1h) Placement of building materials and construction waste to be done where possible on their own parcel.

Members are also subject to the provisions which are or may be defined in the parcel dormant declarations and easements, and public authority regulations aimed at relationships with neighbours and passers-by. Moreover, any member liable to abide by the Board recommendations as to the fence and everything that otherwise relate to good order and fairness.

2) Any person who keeps livestock is, as far as possible under the obligation to keep these on their own parcel and ensure that they do not unduly disturb the neighbours.

- 2a) Dog owners are required to enclose own parcel securely. Dog owners must ensure also that the dog(s) not pollute the sidewalks etc.

3) Complaints of any kind must be submitted in writing to the President who, together with the other board members, will decide how the complaint should be treated. In case of a negative reply, the complaining member can appeal the matter to the General Assembly.

§ 6. General Assembly.

1) The General Assembly is the highest authority. Annual General Meeting to be held each year in the last half of March, and convened with 14 days notice. Extraordinary General Meeting when the Board considers it necessary or when at least 20 members writing to the board shall forward such requests with the abandonment of the topic. Once a valid request is received, the board must within 14 days herald a general meeting to be held within 14 days. The General Assembly shall elect a chairman, noting General Assembly legality, preside and decide all questions about the proceedings. At the AGM, the following agenda is to use:

- 2)
- a. The President shall submit its report on the association's activities during the past year. The report must be approved at the meeting.
 - b. The financial statements for the year with the auditor's approval shall be presented for approval decision.
 - c. Determination of quota and deposit.
 - d. Proposals received from members or presented by the Board.
 - e. Election of Board: Chairman, a member of the Board and an auditor elected in odd years. Treasurer, secretary, a member of the Board and an auditor elected in even years. Moreover, elected every year a board alternate and one alternate auditor.

- f. Miscellaneous. Under this agenda item can not be made binding referendum.

You can only select one board member or auditor of each parcel or dwelling.

3) Plain majority vote is decisive in all elections. Term is 2 years, except for a board member and deputy auditor. Re-election may take place.

4) To be eligible he must present at the meeting or in writing have declared himself willing to receive the election.

5) Access to the General Assembly are only those members who have fulfilled their obligations under the association's laws §3. Furthermore, persons who by the Board have been invited to provide information and similar access to the General Assembly.

6) Parcels or dwellings owned by more persons in common have only one (1) vote per parcel or dwelling.

7) If a member is unable to attend the general meeting he may, by written authority, delegate his vote to another unnamed person who, on presentation of appropriate documentation, can vote on the absent members behalf. No one can at the general assembly cast more than one (1) voice beyond its own membership.

8) Proposal from members must, to get to the consideration and adoption of the AGM be accepted in writing to the chairman no later than 8 days before the general meeting.

9) Voting shall be by show of hands and simple majority vote is decisive and binding on members. However, a ballot can be used:

- 1: In the election, when proposing more candidates than are to be elected.
- 2: When the Board or at least 5 members or moderator shall propose to do so.

10) At the General Meeting a decision record must be made, signed by the chairman, moderator and secretary. The minutes will be circulated to all members.

11) One by the President certified transcript of the minutes will in any circumstances be conclusive proof to any third party for the adoption occurred.

12) The legislative changes and matters of economic importance demands, that at least two-thirds of the members are represented and that the resolution is adopted by a two-thirds of the votes. If the quorum is not represented, heralded as the new general meeting at which proposals can be determined regardless of the number of members present. However, it demands at least two-thirds of the members present voting therefor.

§ 7. The Board.

1) The Board shall in all cases abide by the decisions taken at the General Assembly.

- 2) The Board manages the daily activities under the responsibility of the General Assembly. Proceedings to be transacted by the Board, must be submitted in writing to the Chairman and the member is entitled to be present at the board meeting and present his case.
- 3) The Board shall adopt its rules of procedure and elect a Vice-President, who directs the association under the President's absence.
- 4) In the absence of a member of the board without declared lawful absence from 3 consecutive board meetings, he will be disposed from the Board and the Board will substitute his successor in office.
- 5) The Board records will introduce which board members were absent at meetings, and which cases treated.
- 6) The financial year follows the calendar year.

March 17, 2005

Note: These laws have been translated from Danish, by any discrepancies between the Danish text and the English text, the Danish text shall prevail.

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