

66-15 Wetherole St. HOUSE RULES - Revised 6-26-13

- 1- The public halls and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Apartments in the Building, and the fire escapes shall not be obstructed in any way.
- 2- Children shall not play in the public halls, stairways, lobby, courts, garage, fire escapes or elevators.
- 3- No Lessee or Sub-tenant shall be permitted on the roof of the Building unless accompanied by the superintendant or has expressed written permission from the Lessor or Managing agency. Access to the roof is strictly prohibited.
- 4- No public hall above the ground floor of the Building shall be decorated or furnished by any Lessee in any manner without the prior consent of all the Lessees to whose Apartments such hall serves as a means of ingress and egress; in the event of disagreement among such Lessees, the Board of Directors shall decide.
- 5- No Lessee shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Lessees.
 - a. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a sound emitting device (e.g. radios, televisions, computers) in such Lessee's Apartment between the hours of 11:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Building.
 - b. Motorized exercise equipment, whether electronic or mechanical, such as treadmills, etc., must have sound/vibration transfer deadening mats installed underneath, so as not to disturb the tranquility of neighboring tenants. Noise and vibration producing exercise equipment is not permitted to be used during the quiet hours of 11:00 p.m. to 8:00 a.m.
 - c. No construction or repair work or other installation involving noise shall be conducted in any Apartment except on weekdays (not including legal holidays) and only between the hours of 8:30 am and 6:00 p.m., and Saturdays from 10:00 a.m. to 4:00 p.m.
 - d. Weekend construction work is allowed only after receiving approval of the Management Agent.
- 6- No article shall be placed in the halls or on the staircase landings or fire escapes, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the Building.

7- The laundry rooms shall be kept clean at all times and tenants must abide by the posted rules. Laundry carts cannot be used to transport any items outside the laundry room. Laundry carts are to be used only within the laundry room. Laundry carts may not be removed from the laundry room to transport laundry to and from Apartments. Tenants must use their own hand-held basket for that purpose.

8- The lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the Managing agent.

9- No awnings, window air-conditioning units or ventilators shall be used in or about the Building except such as shall be expressly approved by the Lessor or the Managing agent nor shall anything be projected out of any window of the Building without similar approval.

10- No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building, except such as shall have been approved in writing by the Lessor or the Managing agent.

11- No velocipedes, motorized scooters or similar vehicles shall be allowed in a passenger elevator and baby carriages and the above mentioned vehicles shall not be allowed to stand in the public halls, passageways, areas or courts of the Building.

12- Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.

13- Kitchen supplies, market goods, large packages and large bulky items are to be delivered only via the service entrance of the Building.

14- Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.

15- Garbage and refuse from the Apartments shall be disposed of only at such times and in such manner as the superintendent or the Managing agent of the Building may direct.

16- Water closets, bathrooms, kitchen sinks, and other water apparatus in the Building shall not be used for any purposes other than those for which they were designated, nor shall any sweepings, rubbish, rags or any other article be thrown into the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose Apartment it shall have been caused.

17- Due to the added risk of water leak damage to pipes and floors/ceilings and electrical fire hazard, washing machines and/or clothes dryers are not permitted in apartments.

18- No Lessee shall send any employee of the Lessor out of the Building on any private business of the Lessee.

19- In order to secure our common privilege to keep pets, the following rules shall be observed with respect to the harboring of pets within a Lessee or Sub-tenant's unit and in common areas.

- a. No aviary (bird), or mammalian pet, or reptile pet , shall be kept or harbored in the Building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable at any time by the Lessor. No snakes or arachnids are allowed.
- b. Lessees and Sub-tenants must register their pet with the Managing agency. All pets must be registered within the first 30 days of occupancy or within 30 days of the acquisition of said pet.
- c. Lessees and Sub-tenants shall be permitted to have no more than two combined total of pets, (dog, cat, small caged rodent or rabbit, small harmless non-snake reptile, bird) per unit. Small, properly maintained fish tanks are permitted.
- d. Dogs shall not weigh over 125 lbs.
- e. In no event shall dogs be permitted on elevators or in any of the public portions of the Building unless carried or on a leash.
- f. Keeping our property and the neighboring sidewalks safe, clean, odor free, and healthy is our priority. The Board asks all pet owners to respect this priority by acting responsibly in controlling their pets. Dogs may not relieve themselves on the lawns surrounding the Building nor anywhere on the property. Owners must curb their dogs. Owners must lead their animals off of the property to the street curb so the animal can urinate or defecate in an area where people do not walk. NYC Sanitation and Health Law requires all owners to clean up after their animals and dispose of droppings properly.
- g. No pigeons or other birds or other animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the Building, or on the sidewalks or street adjacent to the Building.
- h. Lessee shall be held responsible for any damage caused by their pet in the interior and exterior common areas.
- i. Shall it be determined that the Lessee's pet be the source of a complaint, the situation will be reviewed by the Lessor, Managing Agency, or the Board of Directors in order to determine if the Lessee may continue to harbor said pet in the unit; failure to register any pet shall be cause for removal of said pet in the event of multiple complaints.
- j. Lessee shall only enter and exit with dogs through the side service entrances or the rear entrances. Dogs may not be walked through the interior lobby, nor in or

out of the main lobby entrance.

k. No breeding of any animals is permitted.

20- No radio, television, cellular or satellite antennas/dishes shall be attached to or hung from the exterior of the Building or roof of Building.

21- No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of the Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the Building by any vehicle.

22- The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

23- A chief complaint of apartment tenants in New York City is noise from neighbors. We strive to avoid this problem in our Building. Please be especially considerate of noise transfer through uncarpeted floors to the tenant living below you. Good quality carpeting muffles and absorbs noise from within your Apartment and noise coming up from those below you. Unless expressly authorized by the Board of Directors in each case, the floors of each Apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least eighty (80%) percent of the floor area of each room excepting only kitchens, bathrooms, closets and foyers.

24- No group tour or exhibition of any Apartment or its contents shall be conducted, nor shall any auction sale be held in any Apartment without the consent of the Lessor or its Managing agent.

25- The Lessee shall keep the windows of the Apartment clean. In case of refusal or neglect of the Lessee during ten (10) days after notice in writing from the Lessor or the Managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the Apartment for the purpose and to change the cost of such cleaning to the Lessee.

26- Complaints regarding the service of the Building shall be made in writing to the Managing agent of the Lessor.

27- Any consent or approval given under these house rules by the Lessor shall be revocable at any time.

28- The Lessee will abide by all arrangements made by the Lessor with the garage operator with regard to the garage and the driveways thereto.

29- Motor vehicles must be registered with the Managing agency prior to the first parking of said vehicle within the garage. Any vehicle parked in the garage that is not registered with the

Managing agency is subject to removal at the owner's expense.

30- Parking spaces are designated for the parking of motor vehicles only. No items may be stored in or in the vicinity there of other than the motor vehicle that has been registered with the Managing agency.

31- The following rules shall be observed with respect to incinerator equipment:

- a. All wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.
- b. Debris should be completely drip-free before it leaves the Apartment and carried to the incinerator closet in a careful manner and in a drip-proof container; then placed into the flue hopper so it will drop into the flue for disposal.
- c. Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into hopper opening.
- d. Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the incinerator flue.
- e. Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed through hopper door panel into flue.
- f. The superintendent shall be notified of any drippings, or moist refuse, appearing on incinerator closet floor and corridors.
- g. All garbage must be disposed of properly. Any large items that do not fit in the garbage chute hopper must be brought to the designated garbage area. No garbage may be left on the floor of the chute room or anywhere else on the building property not designated for garbage.

32- Recycling materials shall be taken to the designated recycling area on the ground floor outside the service entrance of the Building. To follow city and county laws, all recyclables should be rinsed and cleaned of food residuals. Cardboard boxes need to be collapsed and flattened together and tied in a bundle before left in the recycling area.

33- The Board of Directors has the right to approve/disapprove all renovations in your Apartment. Shareholders who wish to do renovations in their Apartments must submit in writing to the Managing agent their requests along with any licenses, permits and insurance certificates of the persons/companies performing such work. Shareholders who engage with non-licensed contractors and who do not properly notify Management of renovations will be fined by the Coop. In addition to any Department of Buildings violations assessed to the Building, leaks,

and/or malfunctioning of the Building mechanical system as a result of the as a result of the Shareholder's negligence will be charged back to the Shareholder.

34- When sanding and refinishing wood floors, for the health, safety, and comfort of all residents, specifically pregnant women and children, Shareholders and all residents refinishing their floors must not use toxic and hazardous solvent-based finishes and instead use water-based finishes. The odors from water-based finishes dissipate much more quickly and are much safer.

35- No Lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes or wood lined with metal or other material impervious to dampness and standing on the supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor of draining tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition.

36- The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any Apartment at any reasonable hour of the day for the purpose of inspecting such Apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles or bed bugs, the cost thereof shall be payable by the Lessee, as additional rent.

37- In consideration of the health and comfort of all of our Tenants there is Absolutely No Smoking Permitted in any of our common areas and/or within 50 feet of the Building Property Line. Smoking is prohibited everywhere on the Building's common use grounds, including all halls, stairs, lobby, laundry rooms, roof, garage, and back yard.

38- Move In/Out of the Building, whether contracted to a third party or done by a Shareholder/Resident, is only permitted Monday through Friday, 9:00 a.m. to 5:00 p.m. No move shall begin after 4:00 p.m. Move in or out of the building on Sunday or Holiday is strictly prohibited. The side service entrance or the rear doors must be used when moving, delivering, removing or carrying large items into or out of the Building. A \$ 250.00 fine will be charged to the shareholders/Residents who fail to comply with this policy, except if permission is specifically given by Management. A complete move in/out is defined as when a resident moves in and/or out more than 3 large pieces of furniture in addition to taking possession of the apartment and or vacating. When planning a move the Lessee must insure that the elevators are protected. The Lessee is responsible for informing the superintendent prior to starting the move in / move out to insure that the elevator is properly padded before beginning the move.

39- Illegal activity will not be tolerated. Tenants are expected to be law abiding citizens.

Tenants must obey all New York City, New York State, and Federal laws.

40- Keeping our Building and Residents safe is our top priority. We have a 'No Solicitation' and 'No Trespassing' policy in our Building. Do not open any Building entrance doors to strangers. Legitimate deliveries, messengers, guests, will make notification of the proper tenant themselves and they can wait to be let in by their party. You are not obligated to open any doors to strangers. Do not leave any doors open, unattended, including the rear laundry room door. If any doors are found to be open and unattended, close them. Do not open your apartment door to strangers. All uninvited door to door solicitors/salespeople or strangers at your door should be promptly reported to the Building Management.

41- These house rules supersede all House Rules previously in effect. These house rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

In addition to the moving policy fine of \$ 250 as noted above, any residents who violates the above House Rules will be subject to fines as follow:

\$ 50 FOR THE FIRST INFRACTION OF A HOUSE RULE;

\$ 100 FOR THE SECOND VIOLATION;

\$ 200 FOR THE THIRD VIOLATION;

CONTINUING FOR EACH MONTH OR PART OF MONTH THAT THE VIOLATION CONTINUES.

NOTE: WHERE MORE THAN ONE HOUSE RULES HAS BEEN VIOLATED, A FINE MAY BE ASSESSED FOR EACH VIOLATION.

In addition to the above, the Board of Directors will pass on to residents the cost of any damages to the property caused by any member of their household and guest, and/or any legal fees associated for the non-compliance of the House Rules.