

HOUSE RULES

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 towers shall not be obstructed in any way. This shall not restrict the installation of decorative items pursuant to these rules.
2. No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.
3. Children shall not play in the public halls, stairways, fire towers or elevators.
4. No public hall above the ground floor of the building shall be decorated or furnished by any Lessee in any manner without the consent of all of the Lessees to whose apartments such hall serves as a means of ingress and egress; in the event all such Lessees do not agree, the Lessor shall decide.
5. No Lessee shall make or permit any disturbing noises in the building (including those that may come from an answering machine) or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker in such Lessee's apartment between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the building. 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 9:00 a.m. and 4:00 p.m. and no major disturbing noises are permitted before 10:00 a.m.
6. Except as herein provided, no article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building. Wet umbrellas, boots, or similar items may be left in the hallways to dry so long as they do not block passage and shall be removed within a reasonable time, and, in any event, by no later than the next day.
7. No one may remove from the halls any item placed there by another Lessee. Complaints about the presence of such items will be made to the person believed to have put them there. Should that not lead to a satisfactory resolution, complaint should be made immediately to the superintendent and in writing to the managing agent.
8. No awnings, window or through the wall air conditioning units or ventilators shall be used in or about the building if they are visible from the street except such as shall have been expressly approved by the Lessor, nor shall anything be projected out of any window of the building without similar approval.
9. 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.
10. No velocipedes, bicycles, scooters, rollerblades, skateboards, or similar items shall be ridden in the lobby or be allowed to stand in any public area of the building.

11. Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.
12. Bulky items of every kind (other than luggage and groceries) are to be delivered only at the service entrance of the building and through the service elevator to the apartments when such elevator is in operation.
13. The following rules shall be observed with respect to compactor equipment:
 - i. All wet debris is to be securely wrapped or bagged in small package size that fit easily into the hopper panel.
 - ii. Debris should be completely drip-free before it leaves the apartment and carried to the compactor closet in a careful manner and in a drip-proof container; then placed into the hopper so it will drip into the chute for disposal.
 - iii. No bottles or cans shall be dropped down the compactor chute.
 - iv. Tenant shall comply with all current recycling rules. Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into hopper opening. Small items of this nature may be left in a neat manner on the compactor closet floor.
 - v. Under no circumstances shall 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 compactor chute.
 - vi. Vacuum cleaner bags must never be emptied into the chute. Such dust, dirt, etc. should be wrapped in a securely tied plastic bag or package and then be placed through hopper door panel into chute.
 - vii. The Superintendent shall be notified of any drippings, or moist refuse, appearing on compactor closet floor and corridors.
14. Toilets and other water apparatus in the building shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into the toilets. The cost of repairing any damage resulting from misuse of any toilets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.
15. No Lessee shall ask any employee of the Lessor to do any private work or repairs of a Lessee while such employee is on duty.
16. Pets shall be permitted on elevators or in any of the public portions of the building only if carried or on leash. No pigeons or other birds or 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 sidewalk or street adjacent to the building.
17. No radio or television aerial shall be attached to or hung from the exterior of the building or through the stairways, air vents or elevator shafts without the prior written approval of the Lessor.
18. No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.
19. The Lessee shall use the available laundry facilities only during such hours as may be designated by the Lessor.

20. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes and may dispose of any item in the storage room that violates the building's rules in any way Lessor deems advisable.
21. Unless expressly authorized by the Lessor, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, closets and foyer.
22. 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 prior written consent of the Lessor.
23. The Lessee shall keep the windows of the apartment clean at Lessee's cost and expense. In case of refusal or neglect of the Lessee during 10 days after notice in writing from the Lessor 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 charge the cost of such cleaning to the Lessee.
24. Unreasonable cooking or other odors should not be allowed to escape into the halls. Complaints about such odors will be made to the person believed to have caused them. Should that not lead to a satisfactory resolution, complaint should be made immediately to the Superintendent and in writing to the managing agent.
25. Permission to obtain access to the roof must first be obtained from the doorman.
26. Complaints regarding the service of the building that have not been resolved after consultation with the superintendent shall be made in writing to the managing agent.
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 (although the Lessee shall contract directly with the garage operator, the Lessor having no responsibility with respect thereto).
29. The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment:
 - a. 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;
 - b. at any reasonable time to determine the necessity for repairs and taking such measures as may be necessary to protect the integrity of the building and its plumbing, electrical and heating systems.
30. No move-ins or move-outs are permitted except on weekdays (not including Legal holidays) and only between the hours of 9:00 a.m. and 4:00 p.m.
31. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.