

## 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 doors and exits shall not be obstructed in any way.
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, courts, stairways, fire towers or elevators and shall not be permitted on the roof unless accompanied by a responsible adult.
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 of 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. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or radio or television loud speaker on such Lessee's apartment between the hours of eleven o'clock pm. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the Residential Unit. 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 a.m. and 5:00 p.m.
6. 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 or terraces or balconies or placed upon the window sills of the Building.
7. No awnings, window air-conditioning units or ventilators shall be used in or about the Building except such as shall have been expressly approved in writing by the Lessor, or the Managing Agent of Lessor, nor shall anything be projected out of any window of the Building without similar approval.
8. 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.
9. No velocipedes, bicycles, scooters or similar vehicles and baby carriages shall be allowed to stand in the public halls, passageways, areas or courts of the Building.

10. Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.
11. 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.
12. Water closets and other water apparatus in the Building shall not be used for any purposes other than those for which they were constructed, 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.
13. No Lessee shall send any employee of the Lessor out of the Building on any private business of the Lessee.
14. No bird or animal 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 by the Lessor. In no event shall dogs be permitted in any of the public portions of the Building unless 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.
15. No radio or television aerials or antennas or satellite dishes or similar devices shall be attached to or hung from the exterior of the Building without the prior written approval of the Lessor.
16. 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 a manner as to impede or prevent ready access to any entrance of the Building by another vehicle.
17. No individual clothes washing or drying machines shall be installed in any apartment without the prior written approval of the Lessor.
18. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
19. 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 80% of the floor area of each room, excepting only kitchens, bathrooms and closets.
20. No open houses, 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.

21. The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 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 charge for the cost of such cleaning to the Lessee.
22. Complaints regarding the service of the Building shall be made in writing to the Managing Agent or the Lessor.
23. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
24. No satellite dishes, whip antennae or other telecommunications transmitting or receiving equipment may be erected on any terrace area. No Jacuzzi, hot tub, whirlpool or other equipment, fixtures or devices containing water or other liquids except a bath tub and/or stall shower are permitted in any apartment. Any central air conditioning equipment shall be subject to the prior consent of the Board of Directors.
25. 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, the cost thereof shall be payable by the Lessee as additional rent.
26. In order to insure that casualties, accidents and damage claims are more quickly resolved and in order to keep such disputes from becoming personal between Lessee and Occupants in the Building, all current and future Lessee and Occupants shall be required to maintain insurance coverage of at least the following amounts:
  - (a) Public Liability Insurance/Personal Injury:  
\$200,000.00 per accident; and  
\$50,000.00 for property damage per accident.
  - (b) Water Damage Insurance:  
\$5,000.00 (if the Casualty Insurance does not cover water damage)
  - (c) Casualty Insurance on the contents of the apartment:  
at least \$25,000.00

All such insurance policies shall name the Corporation as an additional insured and evidence of such insurance coverage and all modifications, renewals or extensions of such coverage shall be delivered to the Managing Agent for the Corporation before shares of the Lessor are issued to the Lessee and the Lease for the apartment is delivered, or prior to the effective date of the new coverage or the expiration of the old coverage, whichever is earlier.

27. No smoking is permitted within 25 feet of the entrance to the building or in any of the building's common areas, including without limitation its lobbies, hallways, courtyards, alleyways, roof, elevators, stairwells, basement, and laundry rooms. Smoking is permitted inside apartments, but only so long as the smoke, odor or vapor attributable thereto does not escape the apartment so as to be perceptible in other apartments or in hallways or other common areas. The word "smoking" for the purpose of this policy means inhaling, exhaling, burning, or carrying any lighted cigar, conventional cigarette or pipe, operating electronic cigarette or other form of lighted object or material intended to produce other smoke or a non-therapeutic aerosol for inhalation.
28. These House Rules may be added to, amended or repealed at any time by resolution of the Directors of the Lessor.
29. These House Rules shall take effect as of October 1, 2005.