

199 Bronx River Owners' Corporation

HOUSE RULES

(1) The public halls, stairways & entrances of the building shall not be obstructed or used for any purpose other than ingress (entering) to and egress (exiting) from the apartments in the building and the fire towers shall not be obstructed in any way.

(2) Residents shall not play in/on the public halls, courts, stairways, fire towers/escapes or elevators. At no time shall residents enter upon the roof.

(3) Public halls of the building shall not be decorated or furnished by any Lessee in any manner. Nor shall apartment doors be decorated without written approval by Board of Directors.

(4) 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 Lessees shall play upon or suffer to be played upon any musical instrument or permit to be operated audio equipment, radio, television or loudspeaker in such Lessee's apartment between the hours of ten o'clock PM and the following eight o'clock AM if the same shall disturb or annoy other occupants of the building. No construction, repair work or other installation involving noise shall be conducted in any apartment except on weekdays (M-F, not including legal holidays) and only between the hours of 8:30 am and 5:00 PM pursuant to the alteration agreement and Board approval.

(5) No article shall be placed in the halls or on the staircase landings or fire towers/escapes, nor shall anything be hung or shaken from the doors, windows or placed upon the windowsills or fire escapes of the building.

(6) No awnings, window air conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval. Air conditioners shall be installed based on manufacturer's recommendations. Exterior building walls shall not be penetrated into at any time. No window gates, alarms, inclusive of alarm tape to be installed on windows nor stickers of any type affixed to apartment doors.

(7) No loitering, trespassing, playing or soliciting in the buildings, grounds or parking areas.

(8) No sign, notice, advertisement or illumination or flag 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.

House Rules, Continued

(9) No tricycles, bicycles, scooters, baby carriages or similar vehicles, nor shall shoes-boots, umbrellas, shovels, sleds, shopping carts or any other personal item(s), etc. be allowed to stand in the public halls, passageways, areas or courts of the building.

(10) Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.

(11) Moving in/out or deliveries of any kind are permitted only at the service entrance of the building and through the service elevator to the apartment when such elevator is in operation. Service entrance shall mean 199 Bronx River Road or 103 Glen Road. Activity is to be coordinated with managing agent and elevator pads installed.

(12) Trunks and heavy baggage shall be taken in or out of the building through the service entrance.

(13) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent of the managing agent of the building may direct.

(14) Water closets (Toilets) and other water apparatus (Plumbing drains) in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rage or any other article be thrown into the water closets. The Lessee in whose apartment it shall have been caused shall pay for the cost of repairing any damage resulting from misuse of any water closets or other apparatus.

(15) No pet of any type shall be kept or harbored in the building at any time for any purpose. Any pet that is "Grand fathered" in current residence may remain. In the event that any pet may expire etc., the lessee may not acquire a replacement pet. Any lessee that does not currently own a pet may not do so. In no event shall dogs be permitted on elevators or in any part of the public portions of the building unless carried or on a leash. No pigeons or other birds or animals shall be fed from the windowsills or in the yard, court spaces or public portions of the building, or on the sidewalks or street adjacent to the building.

(16) No radio, television or cable-satellite dish/antenna or any such device shall be attached to or hung from any portion, interior or exterior, of the building.

(17) No vehicles belonging to a Lessee or to a member 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, lot or garage area by another vehicle. Vehicles will be towed at owner's expense.

House Rules, Continued

(18) 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. Washers & dryers are not permitted in resident units.

(19) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

(20) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with carpeting and padding or equally effective noise reducing material to the extent of at least 100% of the floor area of each room excepting only kitchens, bathrooms or closets. Carpeting shall be minimally 40 ounce in weight and padding shall be minimally ½” thick or greater. Oriental type rugs are not acceptable.

(21) No group tour, open house 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.

(22) 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 the cost of such cleaning to the Lessee.

(23) Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.

(24) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(25) Parking lessees shall comply with all provisions of the Parking and Proprietary Leases with Lessor.

(26) The following rules shall be observed with respect to refuse disposal:

- (i) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the compactor hopper panel.
- (ii) Debris should be completely drip-free before it leaves the apartment and carried to the compactor hopper in a careful manner and in a drip-proof container; then placed into the compactor hopper so it will drop into the compactor for disposal.

House Rules, Continued

- (iii) No bottles, cans or glass containers shall be dropped down the compactor hopper. Residents are required to follow recycling policies as stated by the City of Yonkers.
- (iv) Cartons, boxes, crates, sticks of wood, window shades or blinds, hypodermic needles (sharps), other medical waste or other solid matter shall not be stuffed into compactor hopper panel. The compactor is to be used for all standard household debris. All other debris shall be properly contained, tied and placed in the appropriate container located in the basement garbage room. Boxes shall be broken down and tied.
- (v) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible or noxious substances or lighted cigarettes or cigar stubs be thrown into the compactor hopper
- (vi) 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 compactor hopper door panel.
- (vii) The superintendent shall be notified of any drippings, or moist refuse appearing on compactor hopper door, floor and walls.

(27) Lessee shall not install any plants, containers or planters, wind chimes, etc., on the windowsills or fire escapes.

(28) 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 measure 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 any infestation, the cost thereof may be payable by the Lessee, as additional rent.

(29) These house rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

(30) No employee of Lessor may be used by any Lessee for the private business of any Lessee without the prior written consent of the Board of Directors having first been obtained in each instance. Nor shall any Lessee send any employee of the Lessor out of the building on any private business of a Lessee.

House Rules, Continued

(31) Smoking is not permitted within any public area of the building or grounds at any time. Nor shall smoke be permitted to transmit into surrounding units or common halls.

(32) Window treatments that face the street must be either white or beige (neutral) in color at all times. When colored draperies/sheers/curtains are used they are to be lined (white-beige) to prevent color trespass to the street.

(33) Bulk garbage removal is the responsibility of the resident. Bulk garbage shall mean all large items inclusive, but not limited to: mattresses, box springs, appliances, furniture, air conditioners, renovation debris, computer equipment, etc. Said items may not be left or stored in the common areas or garbage rooms and must be properly discarded by the Lessee.

(34) The Corporation complies with all State, County, City and local ordinances where applicable.

(35) In the event of dispute resolution, the Board of Directors or its designee's decision shall be final and binding. Additionally, any costs associated with any action may be charged to offending parties.

(36) The Corporation has the following Agreements in effect: No Pets, No Subletting, Move In/Out, Parking and Alteration. These agreements may be changed or added to by the Board of Directors at any time. Please contact the managing agent for copies or clarification when necessary.

(37) Any alterations to the apartment unit must be performed by licensed and insured contractors. All local-state building codes must be met and any permits must be obtained from the Yonkers building department before any work is started. See alteration agreement.

(38) Bath-tubs may be replaced with same or lesser water storage capacity models. Jacuzzi's or stand-alone shower stalls are not permitted. See alteration agreement.

(39) Coop insurance policy is to be fully executed and in effect at all times.

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