

WESKORA OWNERS CORP.
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.
2. Children shall not play in the public halls, courts stairways or elevators, or on the roof.
3. No public hall above the ground floor of the building shall be decorated or furnished by any Lessee/Shareholder in any manner without the prior consent of all of the Lessees to whose apartments such hall serves a means of ingress and egress; in the event of disagreement among such Lessees/Shareholders, the Board of Directors shall decide.
4. No Lessee/Shareholder shall make or permit any disturbing noises in the building or do or permit anything to be done therein that will interfere with the rights, comfort or convenience of other occupants. Nor shall lessees/shareholders operate any musical instrument or permit to be operated an MP3 player and sound system or the equivalent, such as a phonograph or a radio or television loud speaker, in such Lessee's/Shareholder's apartment between the hours 11:00 o'clock p.m. and the following 8:00 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 8:00am and 4:00pm.
5. No article shall be placed in the halls or on the staircase landings or elevators, nor shall anything be hung or shaken from the doors, windows, terraces, balconies or roofs or placed upon the window sills, ledges or fire escapes, if any, 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 conditioner must be installed with safety brackets.

7. 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 Managing Agent.
8. No velocipedes, mopeds, bicycles, scooters, strollers, baby carriages or other wheeled items shall be allowed to stand in public halls, passageways, areas or courts of the building.
9. Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.
10. 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.
11. Water Closets/Bathrooms and other water apparatus in the building shall not be used for any purposes other than those for which they are 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/Shareholder in whose apartment it shall have been caused.
12. No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.
13. No Pets.
14. No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the Managing Agent.
15. No vehicle belonging to a Lessee/Shareholder or to a member of the family or guest, subtenant, licensee or employee of a Lessee/Shareholder shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.
16. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage.
17. No group tour or exhibition or any apartment or to 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.

18. The Lessee/Shareholder 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 rights, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the Lessee/Shareholder.
19. Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.
20. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
21. No one is allowed on the roof without prior authorization from management.
22. The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the date 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 pest. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee/Shareholder.
23. Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs, or carpeting of equally effective noise-reducing material, to the extent of at least 80 percent of the floor area of each room, excepting only kitchens, pantries, bathrooms, closets and foyers.
24. No barbecuing or cooking of any kind is permitted on the property.
25. No pools are to be stored or utilized on the property.
26. A Five Hundred (\$500.00) security fee will be required for all move-in/move-outs. This fee is due one (1) week in advance of moving in or moving out of 30 North Broadway. Said payment must be in the form of a bank check or money order only payable to Weskora Owners Corp. Providing no damages have occurred, the check or an equivalent refund will be returned within five (5) business days by Management.

27. No washing machines or clothes dryers are permitted in any apartment.
28. Lessees/Shareholders must adhere to the Contract Approval Process for all repair work/renovation work within any apartment.
29. No sunbathing or lounge chairs are allowed on any common areas of the property.
30. No Shareholder is permitted to occupy or move out their personal property from the apartment after closing.
31. These House Rules may be added to, amended or repealed any time by resolution of the Board of Directors of the Lessor.

Amended May 2016

Definitions

32. For the purposes of these House Rules,
 - (i) “Corporation” shall mean Weskora Owners Corporation, the owner of the Building;
 - (ii) “Board” shall mean the Board of Directors of the Corporation;
 - (iii) “Lessees” are shareholders of the Corporation; and
 - (iv) “Management Agent” is hired by the Corporation.