

## HOUSE RULES FOR THE WINDSOR EQUITIES OWNERS INC

These amended House Rules are established by The Windsor Equities Owners Inc as Lessor pursuant to the Proprietary Lease of each Lessee and are attached thereto and forming a part thereof. These rules are supplementary to and do not in any way supersede any of the provisions of the Lease itself.

1) The public halls and stairways of the Building shall not be obstructed or used for any purpose other than coming into (ingress) and going from (egress) the apartments in the Building.

2) Children shall not play in the public halls, lobbies, courts, stairways, basements, fire escapes, laundry rooms or elevators of the Building.

3) 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 the Board of Directors and 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 Directors shall decide.

4) No patient of any doctor who has offices in the Building shall be permitted to wait in the lobby.

5) No one is allowed on the roofs of the Building.

6) The fire escapes shall not be obstructed in any way. Nothing is to be placed on the fire escapes.

7) Lessees shall keep doors to their apartment closed. No lessee shall allow the door of their apartment to stand open while they are cooking and thus allow the cooking smells to infiltrate the hallways.

8) No Lessee shall make or permit any disturbing noises to be made in the Building or do or permit anything to be done therein that will interfere with the rights, comfort or convenience of other Lessees. Between the hours of 9:00 pm and 9:00 am, no Lessee shall play upon or suffer to be played upon any musical instrument or play or permit the playing of any phonograph or any radio or television, loud speaker or similar device in his apartment in a manner which renders any sounds produced thereby to be audible in any other apartment.

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9) 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 8:30am and 5:00pm.

10) No articles shall be placed in the halls or by the doors or on the staircases or landings or fire escapes of the Building.

11) Nothing is to be hung or shaken or thrown from the doors and windows of the Building. Nothing is to be placed upon the window sills of the halls of the Building. Litter and garbage are to be disposed of properly and not thrown upon the premises or common areas of the building.

12) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building without the approval of the Board of Directors.

13) No velocipedes, tricycles, bicycles, scooters, or similar vehicles shall be allowed in a passenger elevator. Baby carriages and all of the above mentioned vehicles shall not be allowed to stand in the public halls, passageways, lobbies, areas, or courts of the Building.

14) Trunks, heavy baggage, furniture, and appliances shall be taken in or out of the Building through the service entrances only.

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

16) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the Building.

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

18) Moving in or out of the Building shall take place only on weekdays between the hours of 9:00am and 5:00pm through the service entrances only.

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19) The following rules shall be observed with respect to incinerator equipment and the disposal of refuse:

- (a) All wet debris is to be securely wrapped or bagged in small package size that fits easily into the hopper panel.
- (b) Compliance of all Lessees to the Recycling Regulations of the City of New York is mandatory. All recyclable items shall be rinsed clean of residue and left in the blue recycling bins in the utility closets located on each floor. All cardboard boxes must be broken down, tied with twine and left either in the floor's utility closet or in the service areas next to the laundry rooms.
- (c) Debris should be completely drip free before it leaves the apartment and should be carried to the incinerator closet in a careful manner in a drip proof container and then placed into the flue hopper so that it will drop into the flue for disposal
- (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 flammable, 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 put in a securely tied bag or package and placed through the hopper door panel into the flue.
- (f) The superintendent shall be notified of any drippings or moist refuse appearing on incinerator closet floor and corridors.

20) Bathrooms and other water apparatus 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 in the toilets. The cost of repairing any damage from misuse shall be paid by the Lessee in whose apartment it shall have been caused.

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21) Lessees shall not install, own or operate washing machines in any apartment in the Building.

22) Lessees shall not run water excessively or waste water without regard and shall repair or have repaired all leaky faucets.

23) Lessees shall use the available laundry facilities only upon such days and during such hours as designated by the Board of Directors. Lessees shall not remove the laundry carts from the laundry room. The carts are provided by the Lessor for the use of the lessees to carry clean laundry from their washers to their dryers, only. The carts are not to be used for sorting dirty clothes.

24) The Lessor shall have the right to curtail or relocate the space devoted to laundry purposes.

25) Unless expressly authorized by the Directors in each case, the floors of each apartment must be covered with rugs or carpeting or suitable noise reducing materials and under laid with the noise reducing padding to the extent of at least 80% of the floor area of each room, excepting only kitchens, bathrooms and closets.

26) No radio or television aerial, antennae, or satellite dish shall be attached to or hung from the exterior of the Building without the prior written approval of the Board of Directors.

27) No bird or animal shall be kept or harbored in the Building. 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. In no event shall any animal permitted in the Building be left unattended, nor suffered or permitted to commit a nuisance in an apartment, or otherwise in or about the Building, or by its actions or the noise it makes to disturb or to interfere with the rights, comfort or convenience of any occupants of any other apartment.

28) No pigeons or other birds or animals shall be fed from the window sills, fire escapes, or in the yard, court spaces or other public portions of the Building, or on the sidewalk or street adjacent to the Building.

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29) No lessee shall send any employee of the Building out of the Building on any private business of the lessee.

30) 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 Board of Directors.

31) Lessees 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 Board of Directors 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.

32) No vehicle belonging to a Lessee or to a member of the family or guest or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the Building or block the garage driveway. Untended vehicles shall be towed at the owners expense.

33) Any consent or approval given under these House Rules by the Board of Directors shall be revocable at any time.

34) Complaints regarding the service of the Building, the employees of the Building, or complaints in general, shall be made in writing to the Board of Directors or to the managing agent.

35) Any agents of the Lessor, and any contractor or work person 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, or, to ascertain if there is any violation of tenancy, occupancy, function, enforcement of House Rules, security, safety or health standards.

36) Common doors to the building are to remain closed and secured. No one is to prop the doors open, or disengage the locks or use any other means to allow access to the building without a key. No one is to tamper with or compromise the security features of the building.

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37) Any lessee found to be in violation of these House Rules will be given notice to cure the violation(s). Failure to cure the violation within the time specified in the Notice will result in the Lessor's imposition of a fine on the shareholder. Repeated failures to cure the violation within the time specified in the Notice will result in the Lessor's seeking to have the lessee evicted.

38) These House Rules may be added to, amended or repealed at any time by resolution of the Directors of the Lessor.

AFFIDAVIT OF COMPLIANCE FOR  
SMOKE DETECTOR REQUIREMENT

State of New York) )  
County of            ) s.s.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the owner and subtenant of the real property or of the co-operative shares in a co-operative corporation owning real property located at \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_, Apt. \_\_\_\_\_ (the "premises");

That the Premises is a one or two family dwelling or a co-operative apartment or condominium unit in a multi-family dwelling and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make this affidavit in compliance with the New York City Administrative Code Section 11-2105(g). (The required and must be notarized).

\_\_\_\_\_  
Owner (Type or Print)

\_\_\_\_\_  
Subtenant (Type or Print)

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Subtenant

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Subtenant

Sworn to before me this \_\_\_\_\_  
Day of \_\_\_\_\_,

Sworn to before me this \_\_\_\_\_  
Day of \_\_\_\_\_,

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as the crime of perjury under Article 210 of the Penal Law.