

HOUSE RULES

The following are the House Rules of 771620 Equities Corp. by resolution of the Board of Directors dated May 1, 2013.

1. USE OF PROPERTY

- 1.1 The patios, entrances, halls, hallways, staircases, elevators, fire escapes, basement and other common areas shall not be obstructed, littered or misused in any manner.
- 1.2 The units shall be used only as single-family residences and for no other purpose.
- 1.3 Tenants must meet all delivery personnel at the door; they cannot be buzzed up to the apartment.
- 1.4 Access to the roof, building systems, and other locked areas is prohibited.

2. NOISE

- 2.1 No shareholder shall have his or her children play in the hallways or lobbies.
- 2.2 No shareholder shall make or permit any disturbing noise in his unit or play any musical instruments, turn on radio, TV, audio equipment, etc., loudly between 10:00 p.m. and 9:00 a.m. the next morning. During all hours shareholder must adhere to acceptable noise levels as outlined by NYC rules and regulations.
- 2.3 No shareholder shall drop heavy objects, stomp or jump on the floor in his unit, or allow children running throughout it.
- 2.4 The use of amplified instruments is prohibited at all times.

3. DEFAACEMENT OF PROPERTY

- 3.1 A shareholder may not make any alteration to the interior of the unit or any part of the common elements without the written consent of the Managing Agent. Consent may be requested, by application, through the Managing Agent.
- 3.2 No satellite dishes may be installed outside the unit.
- 3.3 Clothes and other articles shall not be hung, dried or aired on the roof, terrace, balcony or windows.
- 3.4 No grilling is permitted on the fire escapes.
- 3.5 No smoking or disposing of cigarettes in common areas. **Violations will be subject to a \$150.00 fine.**

4. SUBLEASE/SALES

- 4.1 Sales and subleases are subject to the approval of the Board of Directors. **Violations will be subject to a \$500.00 fine per month and ejection at the shareholder's expense.**

5. MOVE IN OR OUT

- 5.1 Moving is permitted only on Monday through Saturday between the hours of 9:00 a.m. to 5:00 p.m. **Violations will be subject to a \$250.00 fine.**
- 5.2 The superintendent and the Managing Agent must be notified in writing seven (7) days in advance of moving. A **\$500.00 deposit** must be attached to your Moving Application. If there is no damage after moving in/out, the deposit will be returned.

6. FIRE PROTECTION

- 6.1 Shareholders are responsible for the maintenance of smoke detectors and carbon monoxide detectors in their units. In the event any are installed or replaced by the Managing Agent or the Corporation, the cost of the new detector shall be bill back to the shareholder.

7. GARBAGE DISPOSAL

- 7.1 Please dispose only of bagged garbage in the garbage chutes located in the hallway.
- 7.2 The shareholder will be fined for any garbage left on the floor of the hallway. **Violations will be subject to a \$150.00 fine.**
- 7.3 Do not leave any furniture or large items in the hallway. Shareholders are responsible to move such items to the backyard of the building or to follow instruction from the building superintendent.
- 7.4 Shareholders/residents must also comply with NYC Department of Sanitation rules pertaining to disposal of garbage and recycling. **Violation will be subject to a \$150.00 fine.**
- 7.5 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 inflammable, explosive, highly combustible or noxious substances or lighted cigarettes or cigar stubs be thrown into the garbage compactor chute.
- 7.6 Vacuum cleaner bags must never be emptied into the garbage compactor chute. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed through the garbage compactor chute.

8. ANIMALS/PETS

- 8.1 No animal or pet shall be kept or harbored in the building unless the same in each instance have been expressly permitted in writing by the Board of Directors; such permission shall be revocable by the Board of Directors.

9. ALL ILLEGAL ACTIVITIES

9.1 All residents should be responsible to report any illegal activity to the Managing Agent.

10. LAUNDRY

10.1 Laundry times are 8a.m-10p.m.

10.2 No washing machines may be installed in the units.

11. MISCELLANEOUS

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

11.2 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.

11.3 Maintenance checks must be in by the 1st of the month. Checks received after the 15th of the month will be subject to a **\$75 late fee**. Arrears carried into a second month will be subject to a **\$150 late fee** in addition to the \$75 late fee assessed the first month in arrears.

11.4 No shareholder is permitted to bring into or keep in his unit any combustible or explosive fluid, material or chemical substance, except for normal household use.

PLEASE SIGN, DATE, NOTARIZE AND RETURN WITH YOUR APPLICATION

I have read and accept the House Rules.

Signature _____

Date _____

State of)
County of)

Sworn to before me this ____ day of _____ of 20____

Notary Public