

Santorini Condominium

3540 30th Street, Astoria, NY 11106

HOUSE RULES

In addition to the provisions of the Santorini Condominium by-laws including the Rules and Regulations from the addendum to the by-laws, the following House Rules and Regulations, along with any additional rules and regulations as may hereafter be adopted by the Condominium Board of Managers, shall govern the use of the units and the conduct of all residents thereof:

1. ACCESS TO PROPERTY

- 1.1. The common elements shall not be obstructed, vandalized, littered or misused in any manner.
- 1.2. Every Unit Owner/Resident is liable for any and all damages caused by them or their tenants to the common elements and/or of the property of the condominium.
- 1.3. Unit Owners/Residents should ensure that all external doors close behind them and no one enters the property through the door. No Resident should allow "tailgating" or "piggybacking." These terms refer to allowing an unknown person to enter the building through a door as you enter or exit the building. External doors must not be propped open.
- 1.4. Smoking is not permitted in the common areas of the building (this includes the front courtyard, lobby, side courtyard, garages, fitness center, roof deck, common room, refuse rooms, laundry rooms, stairwells and hallways). Unit Owners/Residents smoking within their unit should take proper precaution to keep fumes from exiting into common areas (i.e. hallways).
- 1.5. Unit Owners/Residents should not use or permit the use of the premises in any manner which would be illegal, disturbing, or a nuisance to other Residents, or in such a way as to be injurious to the reputation of the condominium.
- 1.6. There will be no loitering in front of or on the premises including the 30th street or 29th street entrances and hallways.
- 1.7. The members of the Board of Managers or the Managing Agent and the Superintendent may enter any room at any reasonable hour of the day, on at least one day's prior notice to the Resident, for the purpose of inspecting said unit. Immediate access and cooperation is required in case of emergency in accordance with the condominium by-laws.
- 1.8. Nobody is permitted on the roof of the building, outside the designated roof deck areas, except those authorized by the managing agent.

2. NOISE

- 2.1. No Unit Owner/Resident shall make or permit any disturbing noise in his unit or play any musical instruments, turn on radio, TV, audio equipment, etc., loudly between 11:00 p.m. and 8:00 a.m.
- 2.2. Children are not permitted to play in the hallway or lobby and should always be accompanied by an adult. **Violations will be subject to a \$100.00 fine per occurrence.**
- 2.3. Unless expressly exempted by the Condominium Board of Managers, 80% of the area of each apartment (excluding kitchens, bathrooms, closets, and foyers) must be covered with padded carpeting to reduce noise if a complaint is made. **Violations will be subject to a fine of \$100.00 per month until corrected.**

3. DEFACEMENT OF PROPERTY

- 3.1. No public hallway above the ground floor of the building or past the lobby on the ground floor shall be decorated or furnished by any Unit Owner/Residents in any manner without the prior written consent of all the Unit Owners/Residents to whose apartments such hall serves as a means of ingress and egress and the Condominium Board of Managers.
- 3.2. Doormat should not be placed in the hallways.
- 3.3. Unit Owners/Residents are not permitted to spit chewing gum onto common area floors including in the parking garages.
- 3.4. Bicycles may only be stored in the area(s) designated by the Board of Managers. Bicycle storage is available on a first come, first serve basis. A "Bicycle Storage Agreement" must be executed.
- 3.5. No satellite dishes are permitted to be attached to or hung from the exterior of the unit or on the roof.
- 3.6. Clothes and other articles shall not be hung, dried or aired on the roof, terrace, balcony or windows.
- 3.7. The use of any type of grill is not permitted on the balconies, patios or terraces.
- 3.8. No furniture is to be placed in the common areas or hallways without Condominium Board of Managers approval. Hallways should be clear of all items. **Violations will be subject to a \$100.00 fine per occurrence.**
- 3.9. For maintaining the aesthetic value of the building, the exterior facade shall represent a uniform appearance. Individual units shall not project out from any door or window openings. Installation of any shades, awnings or grilles to the external facade is not allowed.
- 3.10. Brooms, mops or other utensils, cartons, notices, advertisements, posters, illuminations and other means of visual communication shall not be placed on the window, doors or passages where visible from outside the building without Condominium Board of Managers' approval.
- 3.11. No soliciting of goods and services, religious or political activities are permitted in the building premises.
- 3.12. Residents shall not put any signboard, advertisement, notice or poster at any part of the building without the written approval from the Condominium Board of Managers or Managing Agent.

4. SUBLEASE

- 4.1. Unit Owners must submit contact information, a copy of the signed lease, and photo IDs for tenants to the Managing Agent prior to them moving into the building.
- 4.2. Unit Owners are required to make their tenants aware of the building's rules and will be held responsible for their tenants' actions.

5. MOVE IN OR OUT

- 5.1. The Managing Agent must be notified in writing seven (7) days in advance of moving. **A \$500.00 deposit must be provided which will be returned if there is no damage after moving in/out.**
- 5.2. Moving is permitted only on Monday through Friday (excluding national holidays) between the hours of 9:00 a.m. to 5:00 p.m. **Violations will be subject to entire deposit of \$500.00 being forfeited.**

6. STRUCTURAL CHANGES

- 6.1. No Unit Owner is allowed to make any structural addition, alteration or improvement (of either a temporary or permanent nature) in or to their unit, or any common element for its exclusive use, without the prior submittal of architectural design, signed and sealed by a NY registered architect for a written approval of the Condominium Board of Managers. Proof of licensure, insurance and bonding must be submitted for any contractors used by residents of the building. Written consent from the

Condominium Board of Managers or Managing Agent is required prior to the start of any work.

Violations are subject to a \$500.00 fine per occurrence. Any expenses incurred by the building to correct any offense shall be the responsibility of the offender.

- 6.2. Work is permitted only on Monday through Friday (excluding national holidays) between the hours of 9:00 a.m. to 5:00 p.m.

7. FIRE PROTECTION

- 7.1. Fire safety plans and notices are to be posted to the inside of apartment doors as required by law.
- 7.2. Smoke detectors and Carbon Monoxide Detectors in apartments are required by law and should be checked periodically. **If you hear constant beeps, the battery inside the smoke detector is weak and needs to be replaced.**
- 7.3. The sprinklers fire system provides additional fire safety in the building. If leaks or irregularities are detected, the Condominium Board of Managers or Managing Agent should be contacted.

8. GARBAGE DISPOSAL

- 8.1. Please drop only bagged and tightly sealed garbage in the garbage chutes located on each floor and deposit recyclables in the bins located in the refuse rooms on each floor. Please follow the markings on the containers. Any cardboard boxes should be broken down. Large items should be brought down to the compactor room in the basement.
- 8.2. Residents are required to keep the following designated materials separate from regular garbage and discard them according to building management instructions in properly labeled recycling receptacles. (For more info on what to recycle, call 311 or visit www.nyc.gov/recycle.)
 - 8.2.1. GREEN BIN-paper & cardboard: newspapers, magazines, catalogs, white and colored paper (staples OK), mail and envelopes (window envelopes OK), paper bags, wrapping paper, soft-cover books (paperbacks, comics, etc.; no spiral bindings), cardboard egg cartons and trays, smooth cardboard (food and shoes boxes, tubes, file folders, cardboard from product packaging), corrugated cardboard boxes
 - 8.2.2. BLUE BIN-metal, glass, plastic & cartons (emptied and rinsed): metal cans (soup, pet food, empty aerosol cans, dried-out paint cans, etc.), aluminum foil wrap & trays, metal caps & lids, household metal (wire hangers, pots, tools, curtain rods, knives, small appliances that are mostly metal, certain vehicle license plates, etc.), bulk metal (large metal items, such as furniture, cabinets, large appliances, etc.), glass bottles & jars, plastic bottles, jugs & jars, rigid plastic caps & lids, rigid plastic food containers (yogurt, deli, hummus, dairy tubs, cookie tray inserts, "clamshell" containers, other plastic take-out containers), rigid plastic non-food containers, rigid plastic packaging ("blister-pak" and "clamshell" consumer packaging, acetate boxes), rigid plastic housewares (flower pots, mixing bowls, plastic appliances, etc.), rigid plastic (crates, buckets, pails, furniture, large toys, large appliances, etc.), food & beverage cartons & drink boxes (or any such cartons and aseptic packaging that hold beverages and food: ice tea, soy milk, soup, etc.)
- 8.3. The Unit Owner will be fined for any garbage left on the floor of the hallway. **Violations will be subject to a \$100.00 fine.**
- 8.4. Do not leave any furniture or large items in the hallway. Unit Owners/Residents are responsible to move such items to the basement of the building or to follow instruction from the building superintendent.
- 8.5. Unit Owners/Residents must also comply with NYC Department of Sanitation rules pertaining to disposal of garbage and recycling (nyc.gov/dsny or call 311). **Violation will be subject to a \$100.00 fine or the amount of any Department of the Sanitation fines (whichever is greater).**

- 8.6. 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. Any items should be disposed of according to the standards outlined by the NYC Department of Sanitation (nyc.gov/dsny or call 311). If you have questions about proper disposal please ask the building staff.
- 8.7. 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.

9. ANIMALS/PETS

- 9.1. A total of two (2) dogs or household cats are permitted per unit (i.e., 1 dog and 1 household cat, 2 dogs, 2 household cats). Dog owners must provide the managing agent with current rabies vaccinations and a New York Dog License.
 - 9.1.1. Pets weighing over 20lbs require prior Condominium Board of Managers approval
- 9.2. A \$50 pet fee must be provided for each dog. Without exception no reptiles are allowed in the building. Any other pets or animals will require the Condominium Board of Managers' approval in accordance with the by-laws (RULES AND REGULATIONS #9).
- 9.3. Under no circumstances shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on a leash. Dogs are not allowed on the Roof Deck, Courtyard or in the Common Room. Dog owners are expected to curb and clean up after their dogs. **Violations will be subjects to a \$100.00 fine per occurrence.**
- 9.4. No pigeons or other birds or animals shall be fed from the window sills, terraces, and balconies or in the yard, court spaces or other public portions of the building, or on the sidewalks or street adjacent to the building per the condominium by-laws (RULES AND REGULATIONS #9). **Violations will be subject to a \$100.00 fine per occurrence.**

10. ALL ILLEGAL ACTIVITIES

- 10.1. All illegal activities, like prostitution, fireworks, gambling and selling/using illegal drugs are prohibited.
- 10.2. All Residents are responsible to report any illegal activity to the Managing Agent.

11. LAUNDRY

- 11.1. Laundry times are 6a.m-11p.m.
- 11.2. No Unit Owner shall install laundry equipment in their unit except the designated laundry closets in the units on the 6th floor.
- 11.3. Children are not permitted to operate laundry room machines.
- 11.4. Residents shall not operate the dryer if the lint filter is missing. Residents will inspect and clean the lint filter before and after each load of laundry. Remove any lint that has collected around the drum.

12. PARKING

- 12.1. No vehicle can be parked so as to impede ingress or egress from another parking space, driveway, or building entryway. Parking is allowed only in designated outlined parking spaces.
- 12.2. Parking Unit Owners must submit the License Plates Numbers for authorized vehicles to the Managing Agent or Condominium Board of Managers.
- 12.3. No Vehicle is permitted to park in a parking space which is not assigned to them. Violating vehicles will be towed at the expense of the vehicle's owner. Vehicle will be towed without notice.
- 12.4. No washing of automobiles shall take place on any of the Property.
- 12.5. The two parking spaces in front of the building on 30th Street are for temporary guest parking (2 hours) and for building employees. When a guest or tenant would like to use one these spot (within the specified time limit) they must notify the managing agent or a building employee and sign into the log kept at the front desk.
- 12.6. No vehicles may park in the front driveway on 30th Street. The front driveway is a standing/idling space of 15 minutes or less. No vehicles should be parked here for extended periods of time.
- 12.7. The following APPROVED VEHICLES may park in the garage:
 - 12.7.1. Any conventional automobile, motorcycle, truck or van designed for and used exclusively for private passenger transportation and which is not specifically excluded elsewhere in this document. (Note: Motorcycle parking is parallel to the tirestop within the assigned space of the owner, to allow the owner to park a second vehicle behind if possible in order to save space. The second vehicle must not extend past the end of the parking spot.)
 - 12.7.2. Automobile class commercial vehicles, i.e., taxis, etc. are permitted.
 - 12.7.3. Trucks do not exceed a weight of 6,000 lbs. and have no more than 2 axles are permitted.
 - 12.7.4. Minivans no larger than those that carry 7 to 8 passengers are permitted.
- 12.8. The following PROHIBITED VEHICLES shall not be permitted on the property:
 - 12.8.1. Inoperative vehicles.
 - 12.8.2. Unlicensed vehicles, including but not limited to motorized bicycles, all-terrain vehicles, mini-bikes, motorized scooters, pocket bikes, go-carts, mopeds, or dune buggies.
 - 12.8.3. Vehicles which are not street legal
 - 12.8.4. Oversized vehicles – defined as any vehicle that extends beyond the length of the parking space, and/or exceeds 85% of the width of the parking space. The parking space is defined as the area from the wall to the end of the separator lines and between two separator lines measured from the inside of the two lines.
 - 12.8.5. Other equipment and machinery including attached machinery, trucks with snow plow, digging equipment, etc.
 - 12.8.6. Vehicles undergoing repairs or maintenance, other than minor repairs which must be completed within forty-eight (48) hours, painting, or the drainage of automobiles. The dumping, disposal, or leakage of oil, grease, or any other chemical residual substance, or any substance or particles from holding tanks of any vehicles is not permitted on the common elements.
 - 12.8.7. Unsafe vehicles defined as any vehicle parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks. Tires supporting vehicles on common elements must be inflated at all times to within 10 psi of the manufacturer's recommended pressure so that they can be moved in the event of an emergency.
 - 12.8.8. Recreational Vehicles are not permitted in the parking garage or the common grounds. Recreational vehicles are defined as travel trailers, pick-up campers (detached cab), motorized

dwellings, tent trailers, boats, boat trailers, house boats, car trailers, motorcycle trailers and similar vehicles, such as those used in hauling or for storage purposes.

- 12.9. The condominium assumes no responsibility for any damage to or theft from any vehicle parked, operated on or towed from the building. All costs of towing and impoundment shall be the sole responsibility of the vehicle's owner.
- 12.10. In accordance with our bylaws, Owners shall be held liable for any expense incurred by the Condominium as a result of any damage done to the common elements by the use, repair, or maintenance of their vehicle, or as a result of negligence, whether on the part of the owner, his family, tenants, guests or agents.
- 12.11. Parking spots are for parking only. With a signed agreement, owners can place the approved storage chest behind their tire stop. Any personal items being stored, must be placed inside of the storage chest. Nothing can be left on top of the chest or on the floor behind the tire stop.
- 12.11.1. Violations are subject to a \$500.00 fine per occurrence. Any expenses incurred by the building to correct any offense shall be the responsibility of the parking owner.**
- 12.11.2. The discovery of any hazardous, flammable, combustible, or illegal articles will result in a \$1,500 fine and the immediate removal of the storage chest.**

13. MISCELLANEOUS

- 13.1. These House Rules may be added to, amended or repealed at any time by resolution of the Condominium Board of Managers.
- 13.2. Maintenance payments are due on the 1st of every month, any payment postmarked after the 5th will incur a \$50 late penalty. For any Unit Owner late more than three times in twelve (12) months the penalty for a late fee will be raised to \$250.
- 13.3. Any Unit Owner wishing to execute a "License Reservation of Common Area(s)," must contact the Managing Agent during regular business hours at least five (5) business days prior to the date of the event.
- 13.4. No employee of the Condominium may be used by any Unit Owner for their private business during the employee's scheduled shift or at the Condominium's expense.
- 13.5. Personnel providing services at the condominium (superintendents, door persons, etc.) are employees of the Condominium and are provided for the convenience of the Unit Owners. Unit Owners must treat all such building personnel in a professional and courteous manner at all times. Complaints regarding building personnel must be made in writing to the Managing Agent.
- 13.6. No Unit Owner is permitted to bring into or keep in his unit any combustible or explosive fluid, material or chemical substance, except for normal household use.
- 13.7. No items may be stored on the Terrace. Any terrace furniture must be secured to withstand hurricane force winds.
- 13.8. All Unit Owners must maintain Homeowners Insurance. The liability portion of this policy shall not be less than one hundred thousand dollars (\$100,000).
- 13.9. Anyone witnessing a violation should inform the Managing Agent in writing.

14. ROOF DECK FURNITURE

- 14.1. **UMBRELLAS:** In order to ensure that the umbrellas remain stationary, the building has place 120 pound weights on the base of each umbrella. The umbrellas are placed in positions where they do not need to be moved. **DO NOT ATTEMPT TO MOVE THE UMBRELLAS.** The umbrellas

are to remain closed and tied together with the attached straps when not in use. This prevents them from being picked up by wind and protects the fabric from the elements.

- 14.2. PATIO TABLES: The tables for the patio sets have glass tops. Please, **DO NOT SIT or PLACE YOUR FEET ON THE TABLES**. This might cause the glass to break and possibly injure the acting party or those around them. Do not move these tables from the designated patio areas or you risk dropping the glass.
- 14.3. PATIO SETS: The patio sets are tied and locked together to prevent them from being blown around the roof or worse down to the street. **DO NOT ATTEMPT TO MOVE THE PATIO FURNITURE**. There is heavy duty velcro on the cushions to try to keep them attached to the wicker chairs. If you see the cushions blown off the sets, please help us to pick them up and put them back in the correct spot. When it rains, the super or porter will put covers over the sets. These covers will be stored in the 6th floor common room when not in use. Please do not remove the covers unless the rain has subsided. If you do remove the covers, please be kind enough to bring them in to the common room storage bin.
- 14.4. PENALTIES: Anyone found in violation of these rules, will be fined \$250 per incident and will have their right to use this common space revoked. If a tenant breaks any of these rules, the owner will be fined. It is every owner's responsibility to relay the House Rules to their tenant. If the building finds an umbrella moved to a different location, all of the umbrellas will be immediately removed from the roof deck.

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Roof Decks A and B Rules

Please respect these moderate limitations so that we can all enjoy access to our beautiful common space (the "Roof Decks"). "Roof Deck A" is off stairwell A on the 30th street side of the building and "Roof Deck B" is off stairwell B on the 29th street side of the building.

Please note that these rules are enforceable against any unit owner at "**The Santorini**", (the "Unit Owner") through fines in excess of \$250.00 per offense. Unit owners are responsible for their tenants and guest and any fines levied, or damages sustained, as a result of a tenant or guest acts or omissions shall be the responsibility of the unit owner.

1. Only Residents and guests accompanied by Residents are permitted to use the roof deck.
2. There is a limit of 10 guests per Unit Owner at any one time (in all of the common areas); any Unit Owner desiring to exceed this limit shall be required to formally license the Roof Deck for private event and execute and comply with the "**License Reservation of Common Area(s)**", as amended from time to time. No reservation of any part of the roof deck may be made without an executed license agreement. The Agreement can be obtained from the Managing Agent. There is a \$125 non-refundable license fee and a \$125 refundable security deposit according to the terms set forth in the license.
3. A "License Reservation of Common Area(s)" may only be executed for Roof Deck A.
4. The gas valve key for a grill must be signed-out from building staff while they are on duty (one grill may be signed out by a Unit at a time). Prior to using the grill, if it is found to be in an unclean or unsanitary state, residents must document and report the condition. Residents must not use the grill and report any defects to the Managing Agent if it is not found in a proper and safe working order. Residents are required to clean the grill after use and must return the keys promptly to the building staff (within an 18 hour period). Failure to do so will result in a \$100 fine.
5. The grills will be available between May 1st and September 30th. They may be used at other times of the year with permission and provided a "License Reservation of Common Area(s)" is executed at least 5 business days prior to the requested use. The security deposit will be double the amount specified in the license agreement. Residents are expected to thoroughly clean the grills returning them to the state in which they were found.
6. Smoking or the use of alcoholic beverages is not permitted on the Roof Deck. Smoking is also not permitted in any building common areas.
7. Please deposit all waste in the provided containers.
8. Glass bottles and containers are prohibited in the common areas.
9. Please clean tables, chairs and flooring after use. All furniture and Roof Deck elements must be returned to their original place and all must be cleaned to their original condition, immediately following use. Failure to do so will result in a charge to the Unit Owner of \$50 per hour of cleaning.
10. The unit owner is responsible for any damage caused to the Rooftop or any other common areas, including and not limited to damage by his/her tenants or guest.
11. Children under the age of 18 years of age must be accompanied by an adult.
12. No pets are permitted on the Roof Deck.
13. No ball playing or skateboarding.
14. Nothing may be thrown or intentionally dropped over the edge of the Roof Deck.
15. Sleeping overnight is not permitted on the Roof Deck.
16. Tenants and guests must also follow all house rules and regulations.
17. We ask that you be respectful of your neighbors. Noise levels should be kept to a respectable level regardless of the time of day. All music shall cease by 10 p.m.
18. The Roof Deck shall open for use from the following hours:
All week: 8:00 am through 11:00 pm

IN THE EVENT THAT THE PROVISIONS CONTAINED IN THESE RULES CONFLICT WITH THE HOUSE RULES AS SET FORTH IN THE "SANTORINI CONDOMINIUM" BY-LAWS, THESE RULES SHALL GOVERN

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Courtyard Rules

Please respect these moderate limitations so that we can all enjoy access to our beautiful common space (the “Courtyard”).

Please note that these rules are enforceable against any unit owner at “**The Santorini**”, (the “Unit Owner”) through fines in excess of \$250.00 per offense. Unit owners are responsible for their tenants and guest and any fines levied, or damages sustained, as a result of a tenant or guest acts or omissions shall be the responsibility of the unit owner.

1. Only Residents and guests accompanied by Residents are permitted to use the Courtyard.
2. There is a limit of 10 guests per Unit Owner at any one time (in all of the common areas); any Unit Owner desiring to exceed this limit shall be required to formally license the Courtyard for private event and execute and comply with the “**License Reservation of Common Area(s)**”, as amended from time to time. No reservation of any part of the Courtyard may be made without an executed license agreement. The Agreement can be obtained from the Managing Agent. There is a \$125 non-refundable license fee and a \$125 refundable security deposit according to the terms set forth in the license agreement.
3. Smoking or the use of alcoholic beverages is not permitted in the Courtyard. Smoking is also not permitted in any building common areas.
4. Please deposit all waste in the provided containers.
5. Glass bottles and containers are prohibited in the common areas.
6. Please clean tables, chairs and flooring after use. All furniture and Courtyard elements must be returned to their original place and all must be cleaned to their original condition, immediately following use. Failure to do so will result in a charge to the Unit Owner of \$50 per hour of cleaning.
7. The unit owner is responsible for any damage caused to the Rooftop or any other common areas, including and not limited to damage by his/her tenants or guest.
8. Children under the age of 18 years of age must be accompanied by an adult.
9. No pets are permitted in the Courtyard.
10. No ball playing or skateboarding.
11. Sleeping overnight is not permitted in the Courtyard.
12. Tenants and guests must also follow all house rules and regulations.
13. We ask that you be respectful of your neighbors. Noise levels should be kept to a respectable level regardless of the time of day. All music shall cease by 10 p.m.
14. The Courtyard shall open for use from the following hours:
All week: 8:00 am through 11:00 pm

IN THE EVENT THAT THE PROVISIONS CONTAINED IN THESE RULES CONFLICT WITH THE HOUSE RULES AS SET FORTH IN THE “SANTORINI CONDOMINIUM” BY-LAWS, THESE RULES SHALL GOVERN

Fitness Center Rules

Please respect these moderate limitations so that we can all enjoy access to our beautiful common space (the "Fitness Center").

Please note that these rules are enforceable against any unit owner at "The Santorini", (the "Unit Owner") through fines in excess of \$250.00 per offense. Unit owners are responsible for their tenants and guest and any fines levied, or damages sustained, as a result of a tenant or guest acts or omissions shall be the responsibility of the unit owner.

1. This facility is provided for Residents of the Santorini Building.
2. Do not remove any equipment from the Fitness Center for any reason.
3. Smoking or the use of alcoholic beverages is not permitted in the Fitness Center. Smoking is also not permitted in any building common areas.
4. Use equipment at YOUR OWN RISK. This facility is not supervised.
5. Management and the Condominium assume no responsibility for any injury that may occur.
6. Please follow equipment directions carefully.
7. Please only use equipment if you are in proper health condition to do so. Residents are responsible for knowing his/her own physical limitations.
8. Shirts and shoes must be worn at all times. No sandals or flip-flops.
9. No food, alcohol, glass containers, smoking, or horseplay is permitted in this facility. No pets are allowed.
10. Children under the age of 15 must be accompanied by an adult.
11. Please be watchful of your belongings. We are not responsible for lost or stolen items.
12. Please report faulty or damaged equipment immediately.
13. Please wipe down any equipment after use.

IN THE EVENT THAT THE PROVISIONS CONTAINED IN THESE RULES CONFLICT WITH THE HOUSE RULES AS SET FORTH IN THE "SANTORINI CONDOMINIUM" BY-LAWS, THESE RULES SHALL GOVERN

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Common Room Rules

Please respect these moderate limitations so that we can all enjoy access to our beautiful common space (the "Common Room").

Please note that these rules are enforceable against any unit owner at "**The Santorini**", (the "Unit Owner") through fines in excess of \$250.00 per offense. Unit owners are responsible for their tenants and guest and any fines levied, or damages sustained, as a result of a tenant or guest acts or omissions shall be the responsibility of the unit owner.

1. Only Residents and guests accompanied by Residents are permitted to use the Common Room.
2. There is a limit of 10 guests per Unit Owner at any one time (in all of the common areas); any Unit Owner desiring to exceed this limit shall be required to formally license the Common Room for private event and execute and comply with the "**Common Area License Agreement**", as amended from time to time. No reservation of any part of the Common Room may be made without an executed license agreement. The Agreement can be obtained from the Managing Agent. There is a \$125 non-refundable license fee and a \$125 refundable security deposit according to the terms set forth in the license agreement.
3. Smoking or the use of alcoholic beverages is not permitted in the Common Room. Smoking is also not permitted in any building common areas.
4. Please deposit all waste in the provided containers.
5. Glass bottles and containers are prohibited in the common areas.
6. Please clean tables, chairs and flooring after use. All furniture and Common Room elements must be returned to their original place and all must be cleaned to their original condition, immediately following use. Failure to do so will result in a charge to the Unit Owner of \$50 per hour of cleaning.
7. The unit owner is responsible for any damage caused to the Common Room or any other common areas, including and not limited to damage by his/her tenants or guest.
8. Children under the age of 18 years of age must be accompanied by an adult.
9. No pets are permitted in the Common Room.
10. Sleeping overnight is not permitted in the Common Room.
11. Tenants and guests must also follow all house rules and regulations.
12. We ask that you be respectful of your neighbors. Noise levels should be kept to a respectable level regardless of the time of day. All music shall cease by 10 p.m.
13. The Common Room shall open for use from the following hours:
Sunday through Thursday: 8:00 am through 11:00 pm
Friday and Saturday: 8:00 am through midnight

<p>IN THE EVENT THAT THE PROVISIONS CONTAINED IN THESE RULES CONFLICT WITH THE HOUSE RULES AS SET FORTH IN THE "SANTORINI CONDOMINIUM" BY-LAWS, THESE RULES SHALL GOVERN</p>

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The following were included in the Condominium bylaws as provided to all owners in the Offering Plan:

ADDENDUM TO THE BY-LAWS OF
SANTORINI CONDOMINIUM
RULES AND REGULATIONS

1. The sidewalks, entrances, passages, public halls, vestibules, corridors and stairways of or appurtenant to the Building shall not be obstructed or used in any manner to impede the ingress and egress to the units.
2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed or stored in any of the halls or on any of the staircases or fire tower landings of the Building, nor shall any fire exit thereof be obstructed in any manner.
3. Nothing shall be hung or shaken from any doors, window, or open terraces or patios, or placed upon the window sills, of the Building, and no Unit Owner shall sweep or throw, or permit to be swept or thrown, any dirt, debris or other substance therefrom.
4. There shall be no playing or lounging in the entrances, passages, public halls, vestibules, corridors, stairways, or fire towers of the Building, except in recreational areas or other areas designated as such in the Declaration or by the Condominium Board.
5. The Condominium Board or the Managing Agent may, from time to time, curtail or relocate any portion of the Common Elements devoted to storage, recreation, or service purposes in the building.
6. Nothing shall be done or be kept in any Unit or in the Common Elements that will increase the rate of insurance of the Building, or the contents thereof, without the prior written consent of the Condominium Board. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any Law. No Unit Owner or any of his or her Family Members, agents, servants, employees, licensees, or visitors shall, at any time, bring into or keep in his or her Unit any inflammable, combustible, or explosive fluid, material, chemical, or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.
7. There shall be no barbecuing in the Units, or in the Common Elements, except for those areas (if any) specifically designated for barbecuing by the Condominium Board. Porches, decks and backyards, if any, are designated for barbecuing.
8. No Unit Owner shall make, cause, or permit any unusual, disturbing, or objectionable noises (except for noises made by children under the age of ten (10) years) or odors to be produced upon or to emanate from his or her Unit or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or shall operate or permit to be operated a phonograph, radio, television set, or other loudspeaker in such Unit Owner's Unit between midnight and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall any Unit Owner practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M. The manner of dress of each unit owner, his family and guests and invitees shall be modest and inoffensive to the majority of the unit owners. No construction, repair work, or other installation involving noise shall be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency.
9. No bird, reptile, or animal shall be permitted, raised, bred, kept, or harbored in the Building unless, in each instance, the same shall have been consented to in writing by the Condominium Board or the Managing Agent, which consent shall not be unreasonably withheld. Any such consent, if given, shall be revocable at any time by the Condominium Board or the Managing Agent in their sole discretion. In no event shall any bird, reptile, or animal be permitted in any public area of the Building or 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, patios, terraces, or other public portions of the building, or on the sidewalk or street adjacent to the Building.

The following were included in the Condominium bylaws as provided to all owners in the Offering Plan:

10. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment.
11. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, and no sweepings, rubbish, rags or any other article shall be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.
12. Each Unit Owner shall keep his or her Unit in a good state of preservation, condition, repair and cleanliness in accordance with the terms of the By-Laws.
13. The agents of the Condominium Board or the Managing Agent and any contractor or workman authorized by the Condominium Board or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of 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; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.
14. The Condominium Board or the Managing Agent may retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Condominium Board or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry there is necessary or permissible under these Rules and Regulations or under the By-Laws, and has not furnished a key to the Condominium Board or the Managing Agent, then the Condominium Board or Managing Agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium or an officer of the Managing Agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property).
15. If any key or keys are entrusted by a Unit Owner, by any Family Member thereof, or by his or her agent, servant, employee, licensee, or visitor to an employee of the Condominium or of the Managing Agent, whether for such Unit Owner's Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Condominium Board nor the Managing Agent shall (except as otherwise provided herein) be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.
16. Unit Owners and their respective Family Members, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon, or attempt to enter upon, the roof of the Building.
17. No occupant of the Building shall send any employee of the Condominium or of the Managing Agent out of the Building on any private business.
18. Any consent or approval given under these Rules and Regulations may be amended, modified, added to, or repealed at any time by resolution of the Condominium Board. Further, any such consent or approval may, in the discretion of the Condominium Board or the Managing Agent, be conditional in nature.
19. Complaints regarding the service of the Condominium shall be made in writing to the Condominium Board or to the Managing Agent.

Santorini Condominium
3540 30th Street, Astoria, NY 11106 * 718-361-7623
c/o First Management Corp
3403 Broadway, Astoria, NY 11106

License Reservation of Common Area(s)

Whereas, _____
(Name, address/apartment number and contact phone number) (The "Licensee"), is desirous of utilizing the common areas of 35-40 30th Street, Astoria, NY known as The Santorini Condominium (The "Common Areas") for the specified use on the specified date and time and the licensee agrees to comply with all the terms and conditions of this license agreement (This "License") and abide by the condo's house rules set forth by The Santorini (The "condo"). The parties hereto agree as follows;

Date and Time: The Condo hereby Licenses to the Licensee, "Condo Unit Owner" the use of the
 Common Room Roof Deck A* Courtyard
as set forth below;

The date of the use of the facility shall be: _____

The time of the use of the facility shall be: _____

In no event shall the Licensee's event extend beyond the hours of 11:00 p.m. and the Licensee agrees to be vacated from the Common Area(s) by such time. Noise must be kept at a respectable level and music must cease by 10pm. Upon the Licensee vacate, the Common Area(s) must be restored to its original state, in clean and tidy condition and all trash and belongings must be removed.

In no event shall any event exceed six (6) hours. The Common Area(s) may not be licensed on holidays nor may it be licensed in the aggregate more than one (1) time in any given week

Attendees:

The maximum occupancy of the facility must not be exceeded 20 GUEST. At no time will the people at the aforementioned location exceed this number; In the event that more that the permitted numbers of people attend the event, the Condo will have the right to cancel the event at any time.

\$125 Refundable Security Deposit and \$125 Non-refundable License Fee

Upon the execution of this Common Area(s) License a \$125 refundable security deposit will be collected.

There are no refunds or credits in the event that there is evidence that the above mentioned rules and regulations of use of the Common Area(s) have been violated. Furthermore; additional fines may occur in the event of damages and the Unit Owner's and occupants may be disallowed the right to a permit of use in the future. The security deposit check should be made out to "Santorini Condominium"

Upon the execution of this Common Area(s) License a non-refundable \$125 license fee will be collected.

The check should be made out to "Santorini Condominium"

X _____ Dated: _____

Licensee must be the unit owner of record. In the event the occupant of a unit desired to License the Common Area(s), the Unit Owner of Record must execute this License. In such event, both Unit Owner and Occupant will be collectively referred to herein as; "Licensee" and they shall be jointly and severally bound by the terms and conditions of this License.

****Please note: Roof Deck B (off stairwell B / the 29th street side of the building) may not be reserved. Roof Deck A (off stairwell A / the 30th street side of the roof) may be reserved. One grill on Roof Deck B may be signed out for an event.***

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Registration of Vehicles

Parking Unit Owners must notify the Managing Agent of all vehicles which may be parked in the Parking Space, with a description including vehicle make, model, color and license plate number. The Parking Unit Owner agrees that any vehicle in the Parking Space that has not been registered with Managing Agent may be subject to being towed at the vehicle owner's expense.

MAKE/MODEL/COLOR: _____ STATE: _____ PLATE NO.: _____

MAKE/MODEL/COLOR: _____ STATE: _____ PLATE NO.: _____

MAKE/MODEL/COLOR: _____ STATE: _____ PLATE NO.: _____

MAKE/MODEL/COLOR: _____ STATE: _____ PLATE NO.: _____

Parking Unit Number: _____

Parking Unit Owner Name: _____

Parking Unit Owner Address: _____

Parking Unit Owner Phone Number: _____

X _____ Dated: _____

I certify that I understand I am responsible for updating my information on file with the Managing Agent.

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Dog Registration

Attached to this form please include a copy of the **Certificate of Vaccination, NY Dog License** and a **check** for \$50 for each dog made out to "Santorini Condominium". Under no circumstances shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on a leash. Dogs are not allowed on the roof deck or common room.

Breed: _____ Color: _____ Age: _____

Tag: _____ Date of Rabies Vaccination: _____

Next Vaccination due: _____

X _____ Dated: _____

I understand that as a Dog Owner I am responsible for updating my information on file with the Managing Agent. I have read and understand the House Rules and by-laws related to dog ownership.

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Lease Registration

Attached to this form please include a copy of the **Lease Agreement or Extension** and a copy of their **Photo ID**.

Name of the Lessee: _____

Address of the Lessee: _____

Phone Number of the Lessee: _____

Email of the Lessee: _____

Date of the Lease: _____ Term of the Lease: _____

Name of the Lessor: _____

Condo Unit Number: _____

X _____ Dated: _____
Lessor Signature

I certify that I have provided the Lessee with a copy of the House Rules and will inform the Lessee of any changes or amendments to the rules. I understand that I am responsible for any penalties or fines related to violations of the House Rules for my property. I am responsible for notifying and providing the Managing Agent with any lease extensions or changes to the Leasing Agreement.