



FIRST MANAGEMENT CORPORATION

REAL ESTATE MANAGEMENT

October 11, 2024

Subject: New Safety Measures for E-Bikes in Response to Recent Fires

Dear Shareholders,

Following the recent fires related to e-bikes and lithium batteries that do not comply with US guidelines, the board carefully considered the dangers of this situation and is proposing the following rules to ensure the safety of both our shareholders and the building. The safety of our community is our top priority, and these measures are aimed at mitigating risks and preventing future incidents.

BAN ON E-BIKES, E-BIKE BATTERIES & E-BIKE CHARGERS

In keeping with the top priority that the Coop Building and its Residents be kept safe, the Coop board is extremely concerned about the threat of deadly E-Bike and E-Bike battery/charger fires that have occurred recently that have caused loss of life and major fire property damage the Rules and Regulations of the Cooperative shall be amended to include the following rules regarding E-Bikes.

- 1) Effective immediately, no Electronic Bike, Electronic Scooter, Electronic Hoverboard or any other E- transportation device (collectively “E-Bikes”) and no E-Bike batteries or E-Bike Battery Chargers (collectively “E-battery & Charger”) shall be permitted to be brought onto Cooperative property, nor to be stored, used or kept in any coop apartment, garage, elevator, hallway, lobby, public area, parking area or anywhere else on the coop property except as provided in Paragraph 4 for limited temporary food delivery services to park outdoors away from the building entrance.
- 2) Any coop shareholder or occupant found in violation of these rules shall be subject to fines for violation of the House Rules and to immediate legal action including, but not limited to, possible Court injunction and eviction proceedings. [All such legal fees and costs incurred by the Cooperative Corporation in enforcing these rules shall be borne by the offending shareholder.] These remedies shall be cumulative and may be enforced in part or in whole without waiver of the full legal and equitable remedies available.
- 3) No delivery person, including food deliveries, may ever bring their E-Bike inside the Coop building. Such E-Bike may be briefly parked outside of the building at

least Ten (10) feet away from the building entrance, to allow such delivery to be promptly completed and then said E-Bike shall be immediately removed from the Coop property upon completion of said delivery. At no time may the E-Bike block the building entrance, nor may its E-battery be charged in any manner. Any business or delivery service found in violation of these rules may be banned from future access to Coop property and the shareholder involved may be fined for any such violations by the business or delivery service after written notice of such offense is given to the shareholder.

- 4) Management reserves the right to immediately remove any E Bike, E-battery or E-battery charger found within Ten (10) feet of the building entrance or found inside of the building or the garage in violation of these house rules without any liability on the part of the Coop or management. The involved shareholder shall indemnify and hold the Cooperative corporation, its agents, employees and coop attorneys harmless from all claims, damages, fines, penalties, lawsuits and any other costs associated with a violation of these rules.
- 5) All references to Registered Bicycles being permitted to be stored in their designated space on the bicycle rack in Rule # 40 in the Garage section of the House Rules shall specifically exclude E-Bikes and shall only refer to human powered, foot pedaled bicycles.
- 6) This E-Bike and E-battery & Charger ban shall not apply to any Electric wheelchair or Electric mobility scooter required for a medically documented disability. Every such device shall be registered with Coop management. The wheelchair or mobility scooter and all equipment used in connection with these devices, including the battery, charger and power cord, must be approved by a Nationally recognized testing laboratory such as UL, ETL or CSA. No other unapproved equipment may be used or else this will be considered a violation of the foregoing Coop House Rules.