

**72 ORANGE TENANTS CORP.
72 ORANGE STREET
BROOKLYN, NY 11201**

These house rules have been adopted to help ensure that the community who live at 72 Orange Street maintain a safe, comfortable, orderly, and pleasant building. All shareholders and tenants are expected to abide by these rules and respect the spirit of these rules.

HOUSE RULES

Revised and Adopted March 2, 2022

1. No shareholder or resident shall make or permit any disturbing noises in the building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of the other shareholders or residents. Except in emergency situations, 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 and hours of 9:00 a.m. and 5:00 p.m.
2. Children shall not play in the public halls, courts, stairways or elevators and shall not be permitted on the roof or backyard, unless accompanied by a responsible adult.
3. Unless expressly authorized by the board of directors in each case, the open floors of each apartment must be covered with a floor coverings and pads to the extent of at least 80% of the floor area of each room with the exception of kitchens, bathrooms, and closets.
4. Shareholders and residents shall keep the windows of the apartment clean. In case of refusal or neglect of the shareholder or resident during the 10 days after notice in writing from 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 or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the shareholder.
5. Shareholders, residents, and visitors must adhere to the Coop Smoking Policy.
6. Shareholders, residents, and visitors must adhere to the Coop Pet Policy.
7. 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.
8. No public hall of the building shall be decorated or furnished by any shareholder or resident in any manner without the prior consent of all the residents to whose apartments such hall serves as a means of ingress and egress. In the event of disagreement among such residents, the board of directors shall adjudicate.
9. No article shall be placed in the halls, on the staircase landings, or on the windowsills of the building nor shall anything be hung or shaken from the windows, fire escape or the

roof. In accordance with FDNY regulations, no items, including doormats, may be placed in common hallways.

10. No awnings or ventilators shall be used in or about the building except such as shall have been approved by the board of directors and the managing agent, nor shall anything be projected out of any window of the building without similar approval. Window air-conditioning units must be properly secured according to NYC regulations.
11. No sign, notices, 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 board of directors.
12. Bicycles and baby carriages shall not be allowed to stand in the common areas of the building.
13. Shareholders and residents may use the roof deck and backyard only during the posted hours. On the roof deck, all users must remain on the deck and decked hallway. No one is permitted on any un-decked portion of the roof. Running and exercising are not allowed on the roof. Smoking and alcohol consumption are not permitted. Open fires or heating elements (including grills and portable heaters) are not permitted on the roof deck or backyard. Pets are not permitted on the roof. Guests and minors must be escorted by a shareholder or resident. Shareholders and residents must remove any personal items and clean any trash and debris that they bring or introduce to the roof deck or backyard.
14. Any renovation proposals must be reviewed and approved by the Board of Directors and the managing agent. No permanent partitions may be added to subdivide rooms within an apartment without such approval.
15. Tradespeople shall use such means of ingress and egress as shall be designated by the board of directors and the managing agent. Doors should be secured and locked after entering and exiting the building.
16. Before using the elevator to transport furniture, appliances, or other large items, the building superintendent must be notified so that protective padding can be hung before the move or delivery occurs.
17. Agents designated by the board of directors, including any contractor or workman authorized by the managing agent with the approval of the board of directors, 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 make emergency repairs, and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests, or to make emergency repairs. If measures are undertaken to control or exterminate such pests, or to make emergency repairs, the cost therefore shall be payable by the shareholder or resident.

18. Garbage and refuse shall be disposed of in such a manner as the superintendent or the managing agent of the building may direct. Garbage should be placed in a closed and tied bag before being deposited in the garbage chute and glass should not be disposed of in the garbage chute as it may break when falling. Debris should be completely drip-free before it leaves the apartment and carried to the refuse room or deposited in the trash chute in a careful manner and in a drip-proof container.
19. All residents are required to follow NYC regulations and guidelines regarding recycling. Recycling should be separated into the bins provided by the building. Metal, glass, plastic and cartons go together in the blue bins. Please empty and rinse metal, glass, plastic and cartons containing food before recycling. Mixed paper and cardboard can go together in the green bins. Cardboard boxes should be broken down before leaving them in the basement.
20. No shareholder or resident shall send any employee of the co-op out of the building on any private business of the shareholder or resident. The building superintendent has set hours and should only be contacted outside of those hours in cases of emergency.
21. No vehicle belonging to a shareholder or resident or to a member of the family or guest or subtenant shall be parked in such manner as to impede or prevent ready access to any entrance of the building.
22. The board of directors shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
23. 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 or its managing agent.
24. Complaints regarding the service of the building shall be made in writing to the managing agent of the cooperative.
25. Any consent or approval given under these house rules by the board of directors shall be revocable at any time.
26. These house rules may be added to, amended, or repealed at any time by resolution of the board of directors of the cooperative.

State of New York, Kings County

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

NOTARY PUBLIC