

214 Riverside Drive

HOUSE RULES

(1) The public halls and stairways of the building shall not be obstructed or used for any purpose other than to enter and leave the apartments in the building, and the fire escapes shall not be obstructed in any way.

(2) No Lessee shall permit any guest to wait in the lobby or any other public space for an unreasonable time period.

(3) No delivery person shall be permitted beyond the vestibule unless escorted to the Lessee's apartment and escorted back to the vestibule. "Buzzing in" a delivery person is not permitted.

(4) Children shall not play in the public halls, stairway, fire escapes or elevator.

(5) No one shall be permitted on the roof unless either specifically authorized by the Board of Directors or in compliance with the Roof Deck rules.

(6) No public hall shall be decorated or furnished by any Lessee in any manner without the prior consent of the Board of Directors and the all of the Lessees whose apartments are served by such hall. In the event of disagreement among such Lessees, the Board of Directors shall decide.

(7) No Lessee 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 other Lessees. No Lessee shall permit the playing of any musical instrument, radio, television or other similar device in such Lessee's apartment between the hours of 11:00 p.m. and 8:00 a.m the next morning, if the noise shall disturb other occupants of the building. Lessees are responsible for all noises generated from within their apartment (including pets, guests and children).

(8) No construction or repair work or other installation involving noise shall be conducted in any apartment except weekdays (not including legal holidays) and only between the hours of 9:00 a.m. and 5:00 p.m.

(9) No article shall be placed in the halls, on the staircase landing or fire escapes, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building.

(10) No awnings, window air conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Board of Directors, nor shall anything be projected out of any window of the building without similar approval.

(11) No sign, notice 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) No bicycles, scooters, baby carriages or similar vehicles and the above mentioned vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building.

(13) No smoking is permitted in any public halls, passageways, areas or courts of the building, or in or near the entranceway to the building.

(14) Tradespeople shall use such means of entry and exit as shall be designated by the Board of Directors.

(15) Construction materials, furniture and packages of significant size, as determined by the building staff or superintendent, are to be delivered only at the service entrance of the building. Notice shall have been given to the Managing Agent at least 24 hours before such delivery.

(16) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the building may direct.

(17) Toilets, sinks and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish or any other article be thrown into the toilets or sinks. The cost of repairing any damage resulting from misuse of any toilets or sinks or other apparatus shall be paid for by the Lessee of the applicable apartment.

(18) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(19) No bird or animal shall be kept or harbored in the building in violation of law. 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. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies, fire escapes or in any other public portions of the building, or on the sidewalks or street adjacent to the building.

(20) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Board of Directors.

(21) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Board of Directors.

(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) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with furniture, rugs or carpeting or equally effective noise reducing material, to the extent of at least 80% of the floor area of such room excepting only kitchens, pantries, bathrooms, closets, and any foyer.

(24) No clothes washing machine or clothes drying machine is permitted in any apartment without the prior written consent of the Board of Directors.

(25) 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.

(26) The Lessees shall keep the windows of the apartment clean. If the windows of a Lessee's apartment are not cleaned within 10 days after notice in writing from the Board of Directors to conduct such cleaning, the Board of Directors may arrange for such cleaning to be completed and the Board of

Directors 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.

(27) Complaints regarding the service of the building shall be made in writing or via email to the managing agent of the Lessor.

(28) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(29) No Lessee shall install any plantings on the terrace, balcony, fire escapes or roof without prior written approval of the Board of Directors. If approved by the Board of Directors, it shall be the responsibility of the Lessee to maintain the containers for such plantings in good operating condition. Any damage caused to the building as a result of such plantings shall be repaired at the sole cost and expense of the Lessee.

(30) The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartments to ascertain whether measures are necessary or desirable to control or exterminate 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. The cost thereof shall be payable by the Lessee, as additional rent.

(31) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors. The Board of Directors may delegate any authority granted to it hereunder to the managing agent or similar representative.

(32) Each Lessee shall obtain and maintain homeowner's insurance (including coverage for liability and damage to personal property) which covers the apartment leased by that Lessee. The Board of Directors recommends minimum amounts of liability coverage and personal property coverage. These recommended amounts are a guideline only and each Lessee should evaluate their respective insurance needs to adequately cover the apartment leased by them and its contents as well as any potential personal liability. Please check with the managing agent for the current recommended amounts. Proof of such insurance coverage in the form of a certificate of insurance must be delivered to the Managing Agent. At the time of policy renewal, the Lessee is required to provide a new certificate of insurance evidencing the extended policy period. Fines will be charged for failure to maintain insurance or provide the certificate evidencing that insurance.

FINES/PENALTIES

The following are finable violations for which a \$50.00 fine/penalty will appear on the shareholder's maintenance statement:

1. Violation of recycling rules
2. Violation of the roof deck rules
3. Misuse of compactor (i.e. kitty litter, bricks, aerosol cans, etc.)
4. Dumping or leaving trash in the hallways or common areas
5. Unescorted delivery men in building or buzzing in unidentified persons
6. Excessive noise at anytime
7. Move-In/Move-Out violations
8. Roller skating or rollerblading through the Lobby
9. Removing notices posted by the Board of Directors from any public location
10. Animals soiling common areas of the building
11. Failure to maintain required insurance and deliver evidence of that insurance to the managing agent (fine is \$50.00 per calendar month for this violation)