

HOUSE RULES

1. The public halls and stairways of the building shall not be obstructed or used for any purpose other than the entrance and exit from the apartments in the building. There is no entrance to the roof of the building and no reason for any Lessee to gain entrance to the roof.

2. Children shall not play in the public halls, stairways or elevators. No one, (child or adult) may go through the lobby or the individual floor hallways riding a scooter or bicycle, or wearing roller blades. Should this be the case, the basement will be the exit.

3. No heavy gymnastics or athletic equipment is allowed in any apartment because of the noise entailed with use.

4. No public hall of the building shall be decorated or furnished by any Lessees without the permission of the Board of Directors.

5. 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.

6. No Lessee shall play any musical instrument or operate a radio, television set or stereo equipment in such Lessee's apartment at a sound level that is disturbing or annoying to other occupants of the building. From the hours of 10:30 p.m. and the following 9:30 a.m. aforementioned noise is strictly prohibited.

7. No construction or repair work or other installation involving noise shall be conducted in any apartment except between the hours of 8:30 a.m. and 5:00 p.m., Monday to Friday and no construction or repair work shall be conducted on Sunday or the following holiday weekends: Christmas weekend; New Years weekend; Martin Luther King, Jr. birthday weekend; Presidents Day weekend; Memorial Day weekend; Fourth of July weekend; Labor Day weekend and Thanksgiving weekend. THERE ARE NO EXCEPTIONS.

8. No article shall be placed in the halls, staircase landings or on fire escapes or anything be hung or shaken from the doors or windows or placed upon the windowsills of the building.

9. No bicycles, scooters, or baby carriages shall be allowed to stand in the public halls, passageways, staircase landings or courts of the building.

10. Trades people shall use such means of entering and leaving the building as directed by the Superintendent; (i.e., contractors, furniture delivery people, etc., the only exception being deliveries of food, either supermarket deliveries or catered food).

11. Trunks and heavy baggage shall be taken in or out of the building through the basement ramp entrance.

12. Any Lessee having a guest staying in the building for two weeks or more must provide the managing agent's office (MAXX Properties 600 Mamaroneck Ave., Harrison, NY 10528, Attn: Waihung Ma), with a letter specifying the name of the guest and the length of time the guest will be staying in the Lessee's apartment. The Board of Directors reserves the right to interview the guest. Residents must also inform the superintendent of the name and relationship of guests.

13. All moving in and moving out shall take place through the basement ramp entrances during the hours of 8:30 a.m. and 5:00p.m. The Superintendent is to be advised, in advance, of the day, date and time these moves will take place so that the basement security system can be disengaged and reengaged when the move is completed, and the elevators can be protected from damage.

14. There will be a \$500.00 move-in, move-out fee. This \$500.00 fee shall be returned upon removal from the premises and the inspection of the premises is approved. If the premises is in good order and there is no damage the \$500.00 fee will be returned.

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

15. **ABSOLUTELY NO DOGS ARE PERMITTED IN THE BUILDING AND VISITORS MAY NOT VISIT WITH DOGS.**

16. No pigeons or other birds or animals shall be fed from the windowsills, or in the yard, court spaces or other public portions of the building, or on the sidewalks or street adjacent to the building.

17. No television antenna or satellite dish shall be attached to or hung from the exterior of the building and no second telephone line is permitted.

18. The laundry facilities are available to Lessees seven days a week during the hours of 7:00 a.m. to 11:00 p.m. and during such hours as may be designated by the Lessor or the managing agent.

19. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

20. Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with padded rugs or padded carpeting or equally effective noise-reducing material within 60 days from the time of move-in, to the extent of at least eighty percent (80%) of the floor area of each room excepting kitchens, bathrooms and closets.

21. There shall be no open house for the sale of an apartment, group tour or exhibition of any apartment or its contents, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

22. The Lessor shall allow Lessee to install window air-conditioners but only by professional mechanics. If in the course of such air-conditioner installation the window frame be damaged in any way, the Lessee shall be responsible for the repair of the same.

23. The passenger elevator is of automatic type and intended for operation by a passenger. Elevators close for entrance to the basement from upper floors at 11:00 p.m.

24. Complaints regarding the service of the building and/or repairs shall be made first in writing on the form provided (in the box next to the superintendent's office in the basement in the south wing), given to the Superintendent, if no response within a reasonable amount of time, then to the managing agent's office of the Lessor (which phone number is posted in the vestibule above the intercom).

25. Any consent or approval given under these House Rules by the Board of Directors or the Lessor shall be revocable at any time.

26. Apartments having windows facing the street must be covered with normal window treatments such as shades, blinds or curtains/drapes within 2 months of an apartment being occupied.

27. 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, except Sunday, 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 and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insets or other pests.

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

I (we) have reviewed and acknowledge receipt of the House Rules of 76th Street Owners Corp.

Dated: _____