

**WOODROW WILSON OWNERS, INC.**  
**69-10 108<sup>th</sup> Street**  
**Forest Hills, New York 11375**

**HOUSE RULES**  
**and**  
**NON-COMPLIANCE**

(Adopted August 1992)  
(Amended June 21, 1993)  
(Amended May 18, 1994)  
(Amended September 1, 1995)  
(Amended June 5, 1996)  
(Amended December 11, 2002)  
(Amended October 15, 2003)  
**(Amended April 27, 2015)**

**1. PUBLIC AREAS**

- a. The public halls and stairways of the building should not be obstructed by any articles (e.g., umbrellas, boots) or used for any purpose other than entering and exiting from the building's apartment.
- b. No public hall shall be decorated or furnished by any resident.
- c. No articles shall be hung or shaken from the doors, windows, terraces or placed upon the window sills of the building.
- d. No sign, notice, advertisement, etc. shall be placed or exposed on or at any window or other parts of the building, except such as shall have the prior written approval of the Board of Directors.
- e. No fireworks of any description are to be stored or set off on or from the roof or terraces of the building.
- f. No baby carriages, strollers, shopping carts, bicycles, scooters, or similar vehicle shall be allowed through the main entrance of the building or wheeled through the lobby, nor shall they be allowed to stand in the public halls, passageways, or courtyards of the building.
- g. Trunks and large baggage shall enter or exit the building through the service entrance or garage only.
- h. No residents or guests shall loiter or congregate in the vicinity of the doorman's desk, the entrance of the building or garage for any extended period of time. Sitting on front entrance steps or on large planters is prohibited.
- i. Smoking is not permitted in any common area. This includes halls, elevators, laundry room, garage, and lobby.
- j. The use of lobby furniture/furnishings must be done so with extreme care to avoid damaging property; the placement of feet on tables/lounge chairs, is prohibited.
- k. Proper attire shall be worn in the public areas at all times.

**2. LAUNDRY ROOM**

- a. The residents shall use the available laundry facilities only during prescribed times as designated by the Board of Directors.
- b. The equipment in the laundry room must be operated in accordance with the instructions posted.
- c. Carts are provided for the convenience of users of laundry equipment, and may not be removed from the laundry room at any time. Parents must prevent children from riding in, or using the carts for any other playful purposes.
- d. Extended use of laundry equipment by individual residents (beyond the immediate cycles of washing/drying) is not permitted, particularly when others may be awaiting use of the machine(s), (e.g. a new load cannot be started by the same resident on the same machine(s), when someone else is awaiting use of the equipment).

**3. REFUSE AND RECYCLABLE MATERIAL**

The following rules shall be observed with respect to the refuse rooms located on each floor.

- a. All wet debris shall be securely wrapped or bagged in a small package sized to fit easily into the hopper door.
- b. Debris shall be completely drip-free before it leaves the apartment and carried in a drip-proof container, then placed in the hopper for disposal.  
Debris must be pushed through and may not be left in the hopper.
- c. All residents are required to follow the NYC Department of Sanitation rules and regulations regarding *recycling*.
- d. All recyclables (e.g., glass, cans, aluminum pans, plastic, newspaper, etc.) shall be left in the refuse room in their designated place for recycling.
- e. Cartons, boxes, crates, sticks of wood and other solid items shall not be stuffed into the hopper. Small items of this nature may be left in a neat manner on the refuse room floor; larger items should be brought down to the basement compactor rooms (adjacent to the respective basement elevators).
- f. Under no circumstances shall camphor balls, empty paint, aerosol cans, any inflammable explosive, highly combustible substance, lighted cigarettes or cigar stubs be thrown into the chute.
- g. Vacuum cleaning bags must never be emptied directly into the hopper. Such dust and dirt shall be wrapped in a securely tied bag and then placed through the hopper door.
- h. The building staff shall be immediately notified of any dripping or moist refuse left on the refuse room floors or corridors.

#### 4. APARTMENTS

- a. All shareholders are required to maintain adequate homeowners' insurance coverage on their individual units. Coverage should include building property and personal property protection; as well as family liability protection in the event of incidents involving damage to other units based on problems emanating from their apartment.
- b. All residents are required to install smoke detectors in their apartments. The Managing Agent or Superintendent may enter an apartment at any reasonable hour, with prior notification, to ascertain whether the apartment is equipped with working smoke detectors. If the apartment does not have working smoke detectors, the Board may direct smoke detectors to be installed; the cost to be paid by the shareholder.
- c. The Superintendent or Managing Agent may enter an apartment at any reasonable hour for the purpose of inspecting to ascertain whether it is necessary to exterminate any insects or vermin.
- d. All electrical equipment and appliances shall fully comply with the rules, regulations, requirements and recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction thereof, and the owner *alone* shall be liable for any damages caused by such electrical equipment.
- e. Washing machines and dryers **are not** permitted in any apartment.
- f. Prior to the commencement of any work, all construction, alterations, electrical, or plumbing work to be performed in any apartment must be approved by the Board of Directors. Residents must obtain an Alteration Application from the Managing Agent. If the corporation must engage an architect to review and provide recommendations with respect to the alterations requested, the shareholder shall be responsible for reimbursing the corporation for the costs of same. Alterations include, but are not limited to, the installation of any electrical appliances, e.g. stoves and dishwashers.

At the time of the submission of the alteration application, a minimum (refundable) security deposit of five hundred dollars (\$500.00) is required, made payable to Woodrow Wilson Owners, Inc. Such amount can be proportionately higher, based on the nature and scope of the contemplated renovation/alteration, as determined by the Board of Directors. In the event any damage is done to the common elements of the property during the alteration, or any part of this agreement is not complied with, (including, but not limited to, compliance with the time and day work is permitted) the Board of Directors reserves the right to retain the security deposit in consideration of the violation. The Board of Directors further reserves the right to bill the Shareholder the cost of damage sustained if it is above the \$500.00 amount held as security deposit.

Alterations must be completed within **120 calendar days**. If the time to complete the alteration exceeds 120 calendar days, shareholder will be charged \$200.00 per day for each day beyond the (120-day) limitation.

- g. All contractors and installers must submit to the Managing Agent proper insurance certificates acceptable to the Board of Directors and the Managing Agent, prior to the commencement of any work.

## 5. **BUILDING EXTERIOR AND TERRACES**

The following regulations and guidelines shall be adhered to by all shareholder(s) of apartments with adjoining balcony and terrace areas.

1. No surface of the floor, walls, railings or doors may be painted, coated and/or decorated in any fashion, unless approval has been requested in writing and granted, in writing, by the Board of Directors.
2. All planters placed onto the balcony and terrace decks shall conform with all of the requirements as set forth by the New York City Department of Buildings, and the New York City Building Code, as well as Memorandums issued by the Housing Preservation and Development Agency, Department of Code Enforcement.
  - (a) Loads imposed by planters, furniture, etc., on balcony concrete decks shall not exceed thirty (30) pounds per square foot, when the soil within the planter is saturated with water.
  - (b) Any planter or furniture erected as a permanent fixture to the deck, shall have plans submitted to and approved by the New York City Department of Buildings and the Board of Directors, in writing, prior to their construction.
  - (c) Placement of planters and furniture must not block the legal means of egress.
  - (d) "Dunnage" or "sleepers" shall be placed under all planters to prevent plant roots from growing from the bottoms of the planters down into the deck and penetrating the waterproofing membranes and/or roof deck finishes. "Dunnage" or "sleepers" shall be approximately 3"x3"x the width or length of the planter, and made of pressure treated sections of wood, or masonry units, such as hard burned brick or quarry tile. It shall be the responsibility of the shareholder(s), at their own cost, to maintain the dunnage or sleepers. Dunnage should be arranged in a manner to allow free flow of surface runoff water draining from all areas of the deck, to the deck drains.
  - (e) Planters shall be constructed and maintained to be sturdy, with weep holes at the bottom, to allow for drainage and to prevent heavy saturated soil conditions from developing. Each planter shall be constructed so as to securely contain the soil and plantings. Any planters that break apart or become open at the seams shall be removed from the balcony and/or terrace deck area, or repaired immediately. It shall be the responsibility of the shareholder(s), at their own cost, to maintain the planter containers.
  - (f) It shall be the responsibility of the shareholder(s), at their own cost, to move or remove the planters when requested to do so, when such planters would interfere with repairs to the building.
  - (g) No plant or shrub shall be placed on the deck, or be allowed to grow past the maximum size as set forth by the Board of Directors, which is 42 inches above the balcony and/or terrace deck surface. All plants and shrubs must be pruned as often as necessary to stay within the maximum allowable size. No plantings shall be allowed to grow beyond the balcony and/or terrace railings. No trees, whatsoever, are permitted to be grown on the balcony and/or terrace decks.
  - (h) The planters shall not cover more than ten percent (10%) of the deck surface area.

- (i) All planters shall be moveable to accommodate maintenance of the deck surface, as well as the perimeter walls and/or railings. All planters shall be constructed and maintained so as to be moveable by no more than two workmen.
  - (j) All planters shall be placed no closer than six inches (6") from the perimeter walls in order to facilitate cleaning and maintenance on the deck area
- 2. It shall be the responsibility of the shareholder(s) to keep the balcony and/or terrace decks clean and free from debris, as well as maintain the deck drains clear of debris, which may cause a blockage, which would obstruct the free flow of runoff from the deck surfaces to the deck drains. The use of snow and ice melting chemicals is strictly forbidden unless approved by the deck coating manufacturer.
- 3. Wind driven soil and/or debris shall not be allowed to accumulate on the deck surface and act as a medium for the germination of wind driven seeds.
- 4. Box type planters and/or flower pots shall not be hung on the outside face of balcony and terrace rails and parapet walls. Planter boxes and/or flower pots may not hang over and/or be suspended from the balcony and/or terrace dividers.
- 5. No objects or planters may rest on top and on exterior portion of railing of balcony curbs, parapet walls and/or railings.
- 6. Balcony and/or terrace areas are not to be used for storage of bicycles, carts, snow tires, furniture, etc.
- 7. All planters and furniture placed on the deck surface shall be rust free to prevent staining of the exterior envelope of the building.
- 8. All furniture and planters shall be of sufficient weight, or secured to the balcony and/or terrace, to prevent them from being blown over the deck surface and possibly over the side of the balcony and/or terrace rails.
- 9. Sun umbrellas shall not be placed onto the balcony and/or terraces.
- 10. The balcony and/or terrace areas shall not be utilized for the drying of laundry.
- 11. Wood fencing and sheds shall not be erected on balconies and/or terraces.
- 12. Neither gas grills or charcoal grills are permitted on balcony and/or terrace deck areas. No barbecuing is permitted on any terrace, courtyard terrace, or in any common area.
- 13. Installation of electrical fixtures and wiring on balconies and/or terraces must have prior approval of Board of Directors, and conform with local building codes approved for outdoor use. All such electrical installations must be performed by a licensed electrician.
- 14. Shareholder(s) will be held responsible for the cost of repairs resulting from damage caused by their actions, or for their failure to properly maintain their balcony areas.
- 15. Holiday lighting displays on balconies/terraces will be permitted commencing on or after Thanksgiving Day, and removed no later than the day after New Years.
- 16. Inappropriate displays on terrace railings are not permitted.
- 17. The application of any deck covering (i.e., outdoor carpeting, wood decking, bituminous surfacings, paint, cementitious materials, etc.) shall not be permitted.

18. Planters must be self-contained units constructed of non-flammable light weight materials. Fireproof Redwood or Pine, lined with copper or lead, or Fiberglass reinforced plastic which is preferable.
19. Planting medium shall consist of "light weight soil" ...
  - 1/3 Garden Soil
  - 1/3 Peat Moss
  - 1/3 Perlite or Vermiculite
20. Maximum depth of soil shall be no more than twelve inches (12"). This is to limit the concentrated loads placed on the balcony and/or terrace structural deck systems.
21. The maximum size of the planters shall not exceed eighteen inches (18") wide by thirty-six inches (36") long.
22. If it becomes necessary for the Corporation to gain access to any part of the balcony and/or terrace areas, which are blocked by a plant container, the Corporation retains its right to move or relocate any such planter, and that such work will be performed at the sole expense of the shareholder(s). It shall be the responsibility of the respective shareholder(s) to assume the full cost of the repair of any leak damage which may have been caused directly, or indirectly, by the presence of such planters; or any other violations.
23. The Corporation reserves the right to withdraw permission to have any planters on the balcony and/or terrace areas by written notice to the respective shareholder(s). It shall be the responsibility of the shareholder(s) to remove any such planters, or any other installations, at their own expense.
24. The superintendent and/or the managing agent are required to regularly monitor all such planters for their compliance to these guidelines. The Corporation may also enlist the services of a Professional Engineer to determine the appropriateness of any particular plant, and their determinations shall be final. Any costs related to such an evaluation shall be the responsibility of the respective shareholder(s).
25. The Corporation retains its right to modify these guidelines as circumstances warrant.
26. No plants or other objects may be hung or suspended from balcony soffits.
27. No pets are permitted on the balconies/terraces for the purpose of relieving itself.
28. Any damage caused to the building, roof, parapet walls, railings, deck drains, flashing, balcony and/or terrace deck surfaces, as a result of the shareholder(s) negligence, including the installation of planters not in compliance with the above regulations shall be repaired at the sole cost and expense of the shareholder(s).
29. No pigeons, squirrels, birds or animals shall be fed from the window sills, terraces, courtyards, or other public areas of the building.
30. No radio or television antenna or awnings shall be attached to or hung from the exterior of the building without the prior written approval from the Managing Agent.
31. Residents of apartments with terraces are responsible for keeping drains clean and free of debris and for immediately reporting any deterioration of floors, walls, flashing and grout. This will prevent leaks in apartments and save costly emergency repairs. Residents wishing to have plants on their terraces must have their planters conform to certain requirements. These

will be formulated by the Board of Directors to protect the terrace and parapet walls against damage resulting in leaks to the building. If planters, or the acts of a resident, cause damage to the building, the Shareholder will be responsible for the cost of repair.

## **6. DELIVERIES**

- a. Groceries and any other large packages, furniture, etc. are to be delivered only through the service entrance of the building. All delivery people must sign in at the front desk before being permitted into the service entrance of the building.
- b. The Superintendent *must* be notified of *all* deliveries of major appliances, carpet and furniture *at least* 24 hours prior to the delivery. Upon sighting the delivery, the Superintendent shall decide whether the elevator padding should be installed.

In any event, the resident shall be responsible for any damage resulting from the delivery.

- c. For your convenience, United Parcel Service packages and courier deliveries will be accepted by the doorman if the resident is not at home, and if such delivery is anticipated, the doorman should be notified accordingly. This rule will apply unless previously stipulated otherwise. The building staff is not authorized to sign for registered or certified mail.
- d. Woodrow Wilson Owners, Inc. assumes no liability with respect to any packages left with the doorman on behalf of resident.

## **7. RESTRICTIONS OF APARTMENT USE**

### **GUESTS**

- a. *Every* non-resident entering the building must sign the guest book.
- b. Residents shall not allow unknown persons into the building through either the service or garage entrances. All guests must be announced by the doorman and, after permission has been granted by the apartment resident, the guest will be allowed to enter after signing the guest book.
- c. A resident *must not* give any non-resident (service people, domestic help, etc.) a key to the entrance of the building.
- d. If a resident cannot use the intercom because of Sabbath observance or intercom malfunction, the resident must provide the doorman with a list of expected guests or entry will be denied.
- e. The Managing Agent and the Superintendent must be notified *in writing* before permitting guests to remain in an apartment while the resident is away.

### **SUBLETTING (revised April, 2015)**

- a. Shareholders are permitted to sublet their apartment for a two (2) year term, provided they have been residents in the Woodrow Wilson for a minimum of two (2) years. Upon commencement of the sublet, the shareholder will be obligated to pay an annual upfront

subleasing fee to the Corporation of \$4.00 per share at the beginning of each leasing year.

- b. In the event the Lessee desires to extend the sublet beyond its termination date for an additional two years, it will be necessary to petition the Board for a special exemption. This needs to be initiated by the shareholder with a written request to Management, who will contact the Board. If the exemption is granted, the subleasing fee for the third year will be \$5.00 per share, and the fourth year at \$6.00 per share, each payable up-front at the beginning of the respective lease years.
- c. In order for the Board to consider any subleasing arrangement, the shareholder must submit a written request to Management and obtain the Sublease Application Packet to be completed by the applicant and shareholder, and returned. If the paperwork is accepted, an interview process will be arranged between the applicant and the Board.

## **8. COURTESIES AND RESPONSIBILITIES AMONG RESIDENTS**

### **NOISE**

- a. No resident shall play or operate any musical instrument or sound-emitting appliance in any apartment between the hours of 11:00 PM and 8:00 AM, if doing so is likely to disturb or annoy other residents of the building.
- b. No construction or repair work or other installation involving noise shall be conducted in an apartment except on weekdays (excluding legal holidays) between the hours of 9:00 AM and 4:00 PM. Upon a showing of good cause, the Board of Directors may grant a variance from this rule.
- c. Unless expressly authorized by the Board, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least eighty (80%) percent of the floor area of each room excepting only kitchens, bathrooms, closets and foyer areas.
- d. Residents are urged not to allow their apartment door or any stairwell door to slam shut. Residents are requested to close doors with a minimum of noise for everyone's benefit.
- e. No delivery persons, including newspaper deliveries, will be allowed into the building before 6:00 AM or after 11:00 PM.
- f. Garage carts are provided for the convenience of garage lessees, and must be returned immediately after use.

## **9. PETS**

The keeping of any house pet is a privilege and not a right. Accordingly, the Board of Directors reserves the right to compel any owner to remove any such pet(s) permanently from the premises.

- a. Residents keeping pets as of August 1, 1992 shall register their pets with the Managing Agent prior to September 20, 1992 or the pet will be deemed to be a "new" pet.
- b. Commencing September 1, 1992, a resident must obtain approval from the the Board of Directors to keep a "new" pet in the building.
- c. A pet that weighs over 20 pounds at maturity will not be approved. Any pet



residing in the building prior to September 1, 1992 will be allowed to remain unless the pet becomes a nuisance.

- d. All pets must be on a leash or in a carrier when in any public area of the Building or on the elevators.
- e. No pet is allowed to be walked in any public area for the purpose of relieving itself.
- f. No pets are permitted to be walked or carried through the lobby.
- g. No pets are permitted in the laundry room.
- h. In the event a pet relieves itself in any public area, it is the responsibility of the owner of the pet to alert the building staff so that the proper cleaning procedures can be performed. Any damages caused by a pet are the responsibility of the owner.
- i. The above pet rules apply to all pets visiting the building.

**10. SOLICITING**

- a. Canvassing, soliciting or peddling in the building is prohibited. Each resident is requested to report any violation of this rule to the doorman or Managing Agent.

**11. MOVING**

- a. Moving in or out is prohibited on holidays, Saturdays, Sundays, or weekday evenings after 4:00 PM.
- b. A move-in and move-out date must be scheduled with the Superintendent at least one week prior to the move.
- c. Move-in and move-out fees are \$350.00 each and are payable to the Managing Agent before scheduling with the Superintendent.
- d. A \$500.00 refundable deposit must be given to the Managing Agent before scheduling the move to cover any damage to the building.

**12. SUPERVISION OF CHILDREN**

- a. Parents shall not allow children to play in public areas of the building, i.e. lobby, public hallways, courtyards, stairwells, elevators, laundry room or in the front of the building. It is the responsibility of Lessees to ensure that children and their friends comply with House Rules.
- b. Children shall not be permitted on the roof unless accompanied by a parent.
- c. Small children must be supervised at all times. Parents/Guardians must ensure that children and their friends do not play in the elevators, halls or lobbies. Children should also be instructed not to interfere with the doorman in the normal performance of his duties.
- d. Children using bicycles, skateboards and roller-skates are prohibited from using such equipment in front of the building or in public areas, including hallways. These items must be transported via the service entrance **ONLY**, when entering or exiting the building.

13. **MISCELLANEOUS**

- a. The above "House Rules" apply to **ALL** residents and guests, **at all times**.
- b. If a resident or his guest damages or destroys building property, the shareholder tenant will be responsible for *all* costs in repairing such damages, and any legal expenses necessary to obtain payment.
- c. Residents should familiarize members of their families, employees, contractors, and guests with these House Rules and make every effort to ensure they are observed.
- d. No resident shall utilize any employee of the building for personal errands during his working hours.
- e. No group tours, open houses, exhibitions, auctions or tag sales shall be conducted in any apartment without the written consent of Board of Directors.
- f. Complaints and/or comments regarding the building or staff shall be made in writing to the Managing Agent.
- g. Residents should report any infractions of House Rules to the Doorman, Superintendent or Managing Agent.
- h. The Garage Rules govern usage and activities in or about the garage.
- i. These House Rules may be supplemented, amended, or repealed at any time by the Board of Directors of the Woodrow Wilson Owners, Inc.
- j. Any exceptions to these House Rules can only be approved and granted by the Board of Directors and are revocable at any time at their sole discretion.

## **NON-COMPLIANCE OF HOUSE RULES**

### **ADMINISTRATIVE CHARGE FOR NON-COMPLIANCE OF HOUSE RULES**

In the event of non-compliance of House Rules by a Lessee or his/her guests, the Lessor (Woodrow Wilson Owners, Inc.) may impose a minimum administrative charge of Fifty Dollars (\$50.00), excluding the cost of any damages resulting therefrom, and a like charge for any other or subsequent violations. Prior notice may, but need not be given, by the Lessor before imposition of any such charge. Such charge(s) will be cumulative with all other rights of the Lessor under the Proprietary Lease and under the By-Laws of the Lessor Corporation, including, without limitation, the right of the Lessor to recover its reasonable legal fees incurred in demanding and/or enforcing and/or effecting cure of the violation.

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## **\*\*\* IMPORTANT NOTICE \*\*\***

**Date:** August 6, 2004  
**To:** Woodrow Wilson Residents  
**Re:** REVISED DOG POLICY

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Over the past several months, there have been numerous quality of life issues involving dogs which are housed in the building. As a result, and after careful consideration, the Board finds it necessary to revise existing policies relating to dogs being housed by shareholders/residents.

Effective as of October 1, 2004, there will be a “freeze” placed on the number of dogs currently housed in the building. The revised policy will not affect shareholders who currently own registered dogs, as they will be “grandfathered” and will be replaceable in accordance with the new policy. This change will effectively impact new shareholders who will be subject to a No-Dogs Policy; and similarly, to current residents who do not own a dog.

For your information and guidance, a copy of the revised dog policy is attached.

**BOARD OF DIRECTORS**

# **WOODROW WILSON OWNERS, INC.**

## **REVISED DOG POLICY**

Commencing and effective as of the date of this amendment to the house rules, October 1, 2004, no dogs may be housed in the building except in accordance and compliance with the following additional rules:

- (a) Any shareholder(s) who, on the date of this amendment, houses one dog in his (her) (their) apartment, may not obtain or house an additional dog. Under no circumstances may shareholders ever house more than two dogs in an apartment.
- (b) On or before October 1, 2004, and annually thereafter, every shareholder who houses a dog shall re-register such dog(s) with management. Shareholders who house an unregistered dog(s) will be assessed a fine of \$250.00 for each unregistered dog, and which dog(s) will not be replaceable (as provided in Paragraph (c)iii below).
- (c) Each dog that has been duly registered may be housed in the apartment for the life of the dog.
  - (i) If, on October 1, 2004, a shareholder has one duly registered dog, the shareholder is permitted to replace that dog within six months of its demise or disposal.
  - (ii) If, on October 1, 2004, a shareholder has two duly registered dogs, the shareholder is permitted to replace one of these dogs within six months of its demise or disposal.
  - (iii) An unregistered dog may not be replaced.
  - (iv) Any permitted dog replacements must take place within six months.
  - (v) Any permitted dog or replacement dog must be promptly registered as provided in paragraph (b) above.
- (d) No dog whose normal weight at maturity would exceed twenty pounds shall be introduced into an apartment; and the Board reserves the right to eject any dog(s) which exceeds the weight guideline.
- (e) Nothing contained in these rules shall be deemed to permit housing or continued housing of a pet that creates a danger or nuisance in the building. Its owner must adequately restrain every dog; mere use of a leash is not sufficient. In the case of a dog that has a propensity to snap, bite, leap, growl, bark, mount or menace, or that has been the subject of any single complaint of any of the foregoing, it is the shareholders' responsibility to keep that dog muzzled and on a short leash (no more than one foot from collar to grip) when outside of the apartment unit. Any dog that

- bites regardless of whether any damage or injury is caused, shall be permanently removed from the building.
- (f) By introducing a dog to the premises, the shareholder consents to enforcement of these rules, including action by (a) court injunction or (b) summary eviction proceedings contemplated by the proprietary lease, including, in either case, an award to the Corporation of its reasonable costs and legal fees incurred in obtaining the injunction or eviction.
  - (g) Other than registered dogs and replacement dogs permitted by these rules, no dogs will be admitted on the premises without express advance consent.
  - (h) Accordingly, all resale packets issued after October 1, 2004, will stipulate that incoming shareholders are not permitted to house dogs.
  - (i) Nothing contained in these rules is intended or shall be deemed to abrogate any right of a shareholder under any provision of law.

**Dated as of: October 1, 2004**