

COLUMBIA GARDENS CONDOMINIUM

~ IMPORTANT REMINDERS ~

Date: April 2, 2012
To: Columbia Gardens' Residents
From: Board of Managers

Re: Rules for the Common Patio

As the warm weather approaches, we want to remind everyone of the By-Laws and rules of the Condominium **applicable to the common patio area as well as other common areas** of the premises.

As you know, due to many complaints in the past of noise, smoke, and pets (barking, unleashed and pet feces and urination not cleaned up on the patio), the Board deemed it necessary to update the patio rules two years ago.

Please review the rules again carefully! An administrative charge of \$250 for each offense and each incident will be imposed on unit owners who are in violation of the patio rules as well as all other rules of the Condominium. Residents are responsible for their guests' actions.

Recently, a refrigerator was left on the patio – bulk garbage is **NOT** to be left on the patio. Residents are responsible for contacting the sanitation department to determine when bulk pick up dates are and when you are permitted to bring it down to the sidewalk. It is **NOT** the staff's responsibility to haul these items down to the street; residents must make their own arrangements to transport these items. If you are disposing of a refrigerator or stove, please make sure the doors are removed for the safety of children!

Activities

-Neither occupants nor their guests shall play (including bicycles, roller blades, skateboards, and ball play) in the entrances, lobbies, passages, public halls, vestibules, corridors, stairways or other public areas of the building.

Garbage/Waste

- No refuse or debris from any Units shall be sent to the ground floor, cellar level or public portion of the building except at such times and in such a manner as the Board of Managers may direct.
- No Unit Owner or occupant shall keep, generate, use or dispose of any hazardous or toxic materials, wastes or substances in quantities or concentrations or under conditions, which are not permitted by law or which must be reported, or notification given, to the public pursuant to any legal requirement. Nothing shall be done or kept in any Unit or in the Common Elements, which will increase the rate of insurance of the building or contents thereof without the prior written consent of the Board of Managers. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements which will or could result in the cancellation of insurance on the building or the denial of an insurance claim or which would be in violation of any law.
- Residents are required to dispose of all garbage immediately from the patio.

Noise/Music Playing

- No Unit Owner shall make or permit any disturbing noises or activity in the building or the property, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play or suffer to be played any musical instrument, practice vocal music, or permit to be operated any electronic and audio reproduction equipment in such Unit Owner's Unit between 10:00 p.m. and the following 8:30 a.m., if the same shall disturb or annoy other occupants of the building.

- Please refrain from excessive cell phone usage on the patio – keep conversations to a minimum when on the patio.

Noise/Odors

- Unit Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from his or her Unit.

Pets

No more than two (2) animals or pets, including cats (but excluding fish and turtles), shall be permitted, kept or harbored in a Unit. If any animal or pet causes disturbing noises (including, but not limited to, loud barking pets in the exterior parts of any unit) or smells which interfere with the rights, comforts or convenience of the other Unit Owner, the Board of Managers may require that such an animal or pet be removed from the Property. In no event shall any animal or pets be permitted in any public portion of the building, unless carried or on a leash. **PETS ARE NOT PERMITTED ON THE PATIO.**

Plants/Fences/Personal Storage, Etc.

No Unit Owner shall install any plants or planter boxes on the roof without prior written approval of the Board Of Managers. Approved plants shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes will be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plants may be contained in masonry or hollow tile walls which will be at least three inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It will be the responsibility of the Unit Owner to maintain the containers in good condition and the drainage tiles and weep holes in operating condition.

No fence or other obstruction may be constructed, kept, permitted or maintained on the fire egress easement affecting the Limited Common Element roof space.

No storage of personal or household items on the patio. Items left over the course of a week will be disposed of by the Superintendent. (Due to the size of the patio, BBQ's cannot be left stored on the patio except for the current two, which have been grandfathered in).

Pools are **NOT** permitted on the patio due to drainage issues.

Smoking

Smoking is **NOT** permitted in any of the public areas of the building. (As a courtesy to others, we ask that you also do not smoke outside on the street in close proximity to residents' open windows).

Smoking is permitted on the patio as long as residents purchase and use smoke eater ash trays, discard all cigarette butts properly and there are no non-smokers at the time utilizing the patio. Smokers will have to retreat to another area (away from the patio) if non-smokers are present and find the smoke objectionable.

Absolutely no cigars or illegal cigarettes permitted. The Board reserves the right to terminate smoking privileges if smokers are not respectful of the rights of others.

Occupancy on Patio, Etc.

Hours on the patio are 9:30 AM – 9:30 PM. Occupancy after 9:30 PM is not permitted unless approved by the Board.

Children must be supervised at all times. Unsupervised children 12 years of age and under are prohibited on the patio. Toys which can cause a trip hazard are **NOT** permitted on the patio. Absolutely no skating, bike or scooter riding or ball/frisbee playing permitted.

Barbecuing – In accordance with NYC Fire Regulations, charcoal or 1 lb. cylinder barbecues are permitted. However, they must be 10 ft. away from any flammable material (and not sitting on a flammable surface, and a 4 gallon pail of water or garden hose must be available). **Residents must abide by the Fire Regulations .. and must monitor the BBQ when in use at all times for the safety of children and other residents.**

Satellite Dishes

Installation of satellite dishes is strictly prohibited.

We appreciate everyone's cooperation with respect to the above.

[patio.rules.2012.reminder]