

House Rules for 67-71 Yellowstone Blvd. Owners Corp.

67-71 Yellowstone Blvd.

Forest Hills, NY 11375

(Revised; Effective October 1, 2006)

1. 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 apartment in the building, and the fire towers shall not be obstructed in anyway.
2. Children shall not play in the public halls, courts, stairways, elevators, or on landscaped areas of the building, and shall not be permitted on the roof at any time.
3. No public hall above the ground floor of the building shall be decorated or furnished by any Lessee in any manner without the prior consent of all the Lessees to whose apartments such hall serves as a means of ingress and egress and the Board of Directors.
4. No Lessee shall make or permit any disturbing noises in the building or do or permit anything to be done therein that will interfere with the rights, comfort or convenience of other lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a stereo or radio or television loud speaker in such Lessee's apartment between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall disturb or annoy other occupants of the building. 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 the hours of 8:30 a.m. and 4:30 p.m.
5. No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows or placed upon the windowsills of the building or in front of apartment doors.
6. 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 Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval.
7. 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 Lessor or the managing agent.
8. No carriages, tricycles, bicycles, scooters or similar vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building. After the 2nd infraction notification is issued, an Administrative Charge of \$100 will be imposed.
9. Trades people shall use such means of ingress and egress as shall be designated by the Lessor. They shall use only the side entrance when delivering with carts or hand trucks.

10. Recycling regulations, proper trash, garbage disposal and refuse removal 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. *(See House Rule 23.)*
11. Toilets and other water apparatuses in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown in the toilet. The cost of repairing any damage resulting from misuse of any toilets or other apparatuses shall be paid for by the Lessee in whose apartment it shall have been caused.
12. No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee during an employees scheduled shift.
13. No bird or animal shall be kept or harbored in the building unless the same, in each instance, have been expressly permitted in writing by the Lessor; such permission shall be revocable by the Lessor. 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 windowsills, fire escapes, or in the yard, court spaces or public portions of the building, or on the sidewalks or street adjacent to the building. *(Also see House Rule 29.)*
14. No radio or television aerial or satellite dish shall be attached to or hung from the roof or exterior of the building without the prior written approval of the Lessor or the managing agent.
15. The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.
16. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
17. Unless expressly authorized by the Board of Directors in each case, the floors of each apartment, including foyers, must be covered with rugs or carpeting and sufficient padding to the extent of at least 80% of the floor area of each room and foyer excepting only kitchens, bathrooms and closets. Bedrooms must be fully carpeted.
18. 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 Lessor or its managing agent.
19. The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during ten (10) days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall be the right of its officers or authorized agents to enter the apartment for that purpose, and to charge the cost of such cleaning to the Lessee.
20. Complaints regarding the service of the building shall be made in writing to the managing agent of this Lessor: John B. Lovett & Associates, Ltd., 109-15 14th Avenue, College Point, NY 11356.

21. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
22. Any resident parking in the garage must abide by all terms and conditions of the garage-parking license.
23. The following rules shall be observed with respect to refuse disposal:
 - a. All wet debris is to be securely wrapped or bagged in a small package size to fit easily into the chute opening.
 - b. Debris should be completely drip-free before it leaves the apartment and carried to the garbage room in a careful manner and in a drip-proof container; it should then be placed into the chute so it will drop in the flue for disposal.
 - c. No bottles or cans shall be dropped down the chute. These items should be rinsed clean and placed in the special recycling container located in each garbage room for disposal by building staff. Newspapers should be stacked neatly in the bin provided.
 - d. Large cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into hopper opening. Small items of this nature may be left in a neat manner on the garbage room floor. This does not include milk cartons, cookie boxes, cereal boxes or cake boxes.
 - e. Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scraping, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible or noxious substances or lighted cigarettes or cigar stubs be thrown into the chute.
 - f. Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc., should be wrapped in a securely tied bag or package and then be placed through hopper door panel into the chute.
 - g. The staff shall be notified of any dripping, or moist refuse appearing on garbage room floor, laundry room, lobby and corridors.
 - h. All recycling rules shall be followed as directed by Management in order to be in compliance with all Government Statutes.
 - i. No debris shall be left outside apartments or outside compactor rooms. First floor residents must deposit their garbage down the second floor garbage room chutes.
 - j. Placing debris or recyclables outside the side entrance of the building is prohibited. Items must be held by the Resident until daytime hours, when the Compactor Room is unlocked.

24. 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 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 carpet beetles, which cost thereof shall be payable by the Lessee as additional rent.
25. Clothes washers and Dryers are not permitted in apartments.
26. The use of polyurethane or oil based finishes for floor refinishing is expressly prohibited. (See Administrative Charge Schedule, attached.)
27. No employee of the Lessor may be used by any Lessee for the private business of a Lessee without prior written consent of the Board of Directors having first been obtained in each instance.
28. Moving into or out of the building must be done, via the side entrance, between 10:00 a.m. and 4:00 p.m. ONLY, Monday through Saturday. This also applies to the delivery or removal of large items. The management office is to be contacted in advance so that the form and required deposit is posted. The superintendent must be notified of all moves or deliveries in order to have protective padding placed in the elevator. The resident/owner will be held responsible for any damages. THERE WILL BE NO ACCESS ON SUNDAY.
29. As of May 1, 1997 a “NO DOG” rule has been instituted by the Board of Directors. No new owners or new tenants will be permitted to harbor any dogs in their apartment. People who had dogs in their apartments prior to May 1, 1997 may keep their dogs in residence until they move out or the dog expires. If the dog becomes a nuisance in the building, or anywhere around the exterior of the premises (i.e constant barking, canine depositories in elevators, public hallways and/or the landscaping of the exterior areas of the building) their owners will be told to remove the dog from the premises. All dogs must be leashed at all times when entering and exiting the building. Dog owners must use the side entrance only when taking their dogs in and out of the building. DO NOT USE THE LOBBY ENTRANCE. Dog owners must curb and pick up after their dog in accordance with NYC law.
30. These House Rules may be added to, amended or repealed at any time by a resolution of the Board of Directors of the Lessor.

Miscellaneous Charges

- 1. Move in/Move out: A \$500.00 good faith, potentially refundable move in/out deposit is required one week in advance of move.**
- 2. Administrative Charges for House Rules Violations: A separate schedule of Administrative Charges for violation of various House Rules has been appended to this document.**