

220-55 46th Avenue Owners, Inc.
HOUSE RULES

- 1) 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 apartments in the building, and the fire escapes and fire towers shall not be obstructed in any way.
- 2) Children shall not play in the public halls, courts, stairways, fire towers or elevators. Except authorized employees of the Lessor, no one shall be permitted on the roof unless specifically authorized and for a proper business purpose by the Board of Directors.
- 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 of the Lessees to whose apartments such hall serves as a means of ingress and egress; in the event of disagreement among such Lessees, the Board of Directors shall decide.
- 4) 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 operate or permit to be operated any electric or electronic device that creates noise or disturbance or causes interference of any kind outside such Lessee's apartment. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph, tape recorder, radio, television or similar device in such Lessee's apartment between the hours of eleven o'clock p.m. and the following nine o'clock 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 nine o'clock a.m. and five o'clock p.m.
- 5) No article shall be placed in the halls or on the staircase landings, fire escapes or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills or ledges of the building.
- 6) No awnings, window air conditioning units, fans 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 managing agent.
- 8) No velocipedes, mopeds, bicycles, scooters or similar vehicles shall be allowed in a passenger elevator and baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways, areas, courts of the building and lawns.
- 9) Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.
- 10) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the building and through the service elevator to the apartments when such elevator is in operation. No deliveries should go through the lobby entrance
- 11) Trunks and heavy baggage shall be taken in or out of the building only through those entrances and exits designated by the Lessor.
- 12) 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.
- 13) Water closets 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, rags or any other article be thrown in the water closets. The cost of repairing any damage resulting from misuse of any water

closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

- 14) No Lessee shall send any employee of the Lessor out of the Building on any private business of a Lessee.
- 15) No bird or animal shall be kept or harbored in the building. In no event shall dogs be permitted in any of the building. No pigeons or other birds or animals shall be fed from the windowsills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalks or streets adjacent to the building.
- 16) No radio or television aerial or similar device shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.
- 17) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.
- 18) 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.
- 19) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
- 20) At the discretion of the Board of Directors, the floors of each apartment shall be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, closets, and foyer.
- 21) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment.
- 22) The Lessee shall keep the windows of the apartment clean, cleaning same in accordance with all applicable laws and regulations. In case of refusal or neglect of the Lessee during 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 have the right, by its officers or authorized agents, to enter the apartment for that purpose and to charge the cost of such cleaning to the Lessee.
- 23) All complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.
- 24) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
- 25) The Lessee will abide by all rules and regulations made by the Lessor with respect to the garage, other parking areas and the driveways thereto.
- 26) No Lessee shall install any plantings on any terrace, balcony or roof without prior written approval of the Lessor. Plantings 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 shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall 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 shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. Any damage caused to the building or any portion thereof, or to any other property, as a result of the placement of plantings on terraces or patios shall be repaired at the sole cost and expense of the Lessee.

- 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 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, insects, or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.
- 28) Except with the prior written consent of the Lessor, the Lessee shall not install any waterbed or other furniture of fixture of any kind, which is filled with water, or any other liquid or semi-liquid substance.
- 29) These House rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

TERRACE RULES

- Only Patio/Terrace Furniture will be allowed on the terraces.
- No plants are allowed to sit on the terrace floor or hung from the terrace ceiling. The only planters permitted are window box planters which clip on to the inside railing of the terrace and/or planters **on a plant stand.**
- Residents are not permitted to paint the floor, ceiling or any other part of the terrace.
- Absolutely nothing may be screwed into the terrace ceilings.
- No carpeting, tiles or other floor covering are permitted on the terraces.
- No other fixtures, furniture or other personal items are allowed on the terrace ***You may not use your terrace as a storage area!***

It is imperative that all residents with terraces follow the above procedures in order to maintain the integrity of the terrace, allow for the proper drainage of water, as well as to maintain an aesthetically pleasing appearance of our building.

220-55 46th Avenue Owners, Inc.

BAYSIDE, N.Y. 11361

PURSUANT TO NYC REGULATIONS (Specifically, NYC Local Law 147/2017) A SMOKING POLICY ADOPTED AS A HOUSE RULE BY THE BOARD OF 220-55 46th AVENUE OWNERS, INC. (aka 'LAKESIDE TOWERS') FOR SHAREHOLDERS, RESIDENTS AND MEMBERS OF THE STAFF

The smoking of cigarettes, cigars, pipes, electronic cigarettes, "vaping" or any other substance from which smoke or vapors emanate is prohibited from taking place in all common areas of the Lakeside Tower's building property, including but not limited to lobbies, corridors, hallways, laundry rooms, stairwells, elevators, roofs, basement and the entry plaza area as well as within 25 feet of the front entrance and service ramps to the building.

Residents must also take all reasonable precautionary steps required to contain and prevent smoke from escaping from their units in a manner which could create objectionable odors in the nature of second hand smoke into the common areas of the premises or a neighboring unit.

The COOP Board reserves the right, in its sole discretion, to amend this policy and same must be read in conjunction with the existing By-laws and House Rules and Regulations.

Adopted and Approved for Use 6/28, 2018