

HOUSE RULES
SANS SOUCI OWNERS CORP.

As used in these House Rules the word Lessor shall mean the SANS SOUCI OWNERS CORP. The word LEASE shall mean the PROPRIETARY LEASE given to the LESSEES of the apartments in the building at 110-50 71st Road, Forest Hills, N.Y. owned by the LESSOR. The word LESSEE shall mean the holder of such PROPRIETARY LEASE. The word LESSEE shall include a sub-tenant of any LESSEE, including a sub-tenant of the sponsor.

1) The public halls of the building shall not be used or obstructed for any purpose other than egress to and from the apartments in the building.

2) a - No patient or client of any professional with an office in this building shall be permitted to wait for any extended periods in the lobby or hallway.

b - Habitual or prolonged use of the lobby and hallways is not permitted. The common areas are not to be considered an extension of the LESSEE'S apartment.

3) No one shall play in the hallways, lobby, stairwells or elevators.

4) 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.

5) No article, including umbrellas, shoes, rubber over-shoes, boots or doormats shall be placed in the halls or stairwells.

6) a - No bicycles, mopeds, scooters or similar vehicles or baby carriages or prams shall be allowed to stand in the public halls, passageways, lobby or other public area of the building.

b - No residents or guests shall ride a bicycle or wear roller blades or skates in the halls, lobby or other public areas of the building.

7) No vehicle shall be parked on the ramp leading to the garage.

8) No lessee shall make or permit to be made any disturbing noises or sounds in the building or permit anything to be done therein which will interfere with the rights, comfort or convenience of the other residents of the building.

9) No lessee shall play upon or permit to be played upon any musical instrument or permit to be operated any sound equipment between the hours of 11:00 P.M. and 8:00 A.M. if the same shall disturb or annoy other occupants of the building.

10) a - No construction, repair work or installations involving noise which may be bothersome to other residents shall be conducted in any apartment except on weekdays (not including holidays) and only between the hours of 9:00 A.M. and 5:00 P.M.

b - No alterations, remodeling, renovation, addition, or modification may be made to an apartment without the prior written consent of the Lessor. No modification or addition shall be made to the plumbing or electrical system of an apartment without the prior written consent of the Lessor. Consent will be contingent upon prior acceptance of Lessee's plan for work, submission of an acceptable certificate of insurance, appropriate licenses, etc., naming the Lessee, the Lessor and the Managing Agent as additional insured in an amount not less than one million dollars:

c - Fees of professionals reviewing the application of the Lessee for conformance to building standards (if needed) are payable by the Lessee as an additional maintenance charge.

11) Unless expressly otherwise authorized by the Board of Directors, the floors of each apartment must be covered with rugs, carpeting or other 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.

12) No "open houses", group tours or exhibitions of any apartment or its contents shall be conducted, nor shall any auction sale of an apartment or tag sale of its contents be held without the prior written consent of the Lessor or its Managing Agent.

13) Toilets and other water apparatus in the building shall not be used for any purpose other than those for which they were constructed. NO sweepings, rubbish, rags or other inappropriate articles shall be thrown into a toilet bowl. The cost of repairing any damage resulting from misuse of a toilet or any other apparatus shall be paid by the lessee in whose apartment it shall have been caused. DRAIN CLEANING CHEMICALS DAMAGE THE PIPES AND SHALL NOT BE USED.

14) Lessees or sub-tenants may not make any attachments to the plumbing lines or add to the electrical system in any apartment without the prior written approval of the Lessor.

15) Jacuzzis, water beds or any other water filled furniture are prohibited.

16) No articles shall be hung or shaken from the doors, windows or terraces or placed on the window sills or terrace railings of the building.

17) No awnings, window air conditioners or ventilators may be used in the building except as shall have been approved in writing by the lessor. Nothing shall project out of any window in the building without approval of the lessor.

18) No sign, notice, advertisement or illuminated device shall be inscribed or exposed on or at any window or other part of the building, or distributed at or under the door of any apartment.

19) No radio and/or television antenna or satellite dish may be installed through any window or on any balcony or terrace.

20) The following rules shall be observed with respect to the disposal of all refuse and garbage

a) All debris that is not recyclable is to be securely wrapped or bagged in a small package, sized to fit into the compactor chute door on each floor's compactor room wall. Such packages must be inserted into the compactor chute and made sure the garbage has gone down the chute.

b) Debris must be completely drip-free before it leaves the apartment and must be carried to the compactor room in a drip-free container and placed in the compactor chute. Anything that is too large to fit in the compactor chute must be brought to the Garbage Room in the basement for disposal.

c) No syringe or similar object shall be included in any package placed in the compactor chute. Such objects must be disposed of in the manner prescribed by law. For information regarding the proper method of disposal, consult the Managing Agent.

d) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, oil-soaked rags, empty paint or aerosol cans or any other inflammable, explosive highly combustible substances or lighted cigarettes or cigar stubs be thrown into the compactor chute.

e) Cartons, boxes, crates, sticks of wood or other solid matter must not be placed in the compactor chute. Small items of this nature are to be left in a neat manner on the compactor room floor. No large items are to be left in the compactor room; please bring these items to the Garbage Room in the basement.

f) Vacuum cleaner bags are never to be emptied into the compactor chute. Such dirt, dust, etc., must be wrapped securely in a bag and thrown into the compactor room chute.

21) Security alarms, devices and systems may not be installed in any apartment without the prior written consent of the Lessor. Alarm systems that are installed which emit any sound must have a cut-off after 5 minutes. Request for approval must be accompanied by a set of complete plans for the alarm or system.

22) Clothes washing and/or drying machines are not permitted in any apartment or terrace.

23) Messengers and tradespeople shall use such ingress and egress as shall be designated by the lessor. Oversize packages are not to be left in the lobby.

b) Supplies, market goods and packages of every kind are to be delivered only through the service entrance of the building.

24) a) Moving in and out of the building shall be done only on weekdays (not including holidays). Such moves must be pre-approved in writing by the Managing Agent at least 7 days prior to the move. All such moving must take place between the hours of 9:00 A.M. and 5:00 P.M.

b) Trunks and all furniture shall be taken out of or into the building only through the service entrance and only between the hours of 9:00 A.M. and 5:00 P.M. No large deliveries are permitted on weekends or holidays.

c) The hoisting of furniture or any other objects on the exterior of the building is prohibited, unless specifically approved by the Managing Agent in writing.

d) All boxes, cartons and other refuse relating to moving must be disposed of properly in the basement Garbage Room.

e) Move in/out deposit of \$1,000.00 is required to be given to the Managing Agent by both the buyer and the seller prior to either move. No in/out moves will be permitted unless the deposit is paid in advance. \$500 of both the seller's and buyer's deposits will be returned if it has been determined that the move has not caused any damage to the building or any part thereof.

f) For any move in or out on any sale of an apartment such deposit referred to above must be made by certified check payable to SANS SOUCI OWNERS CORP. at the time of the closing. For a move out on any sub-lease such deposit must be made prior to the Board of Director's approval of the sub-lease.

25) The party moving in or out of the building shall repair all damages to the building or any part thereof and all such repairs must be of a quality equal to the original work. Repairs must be made within 7 days of notification by the Managing Agent or such repairs will be made by the Lessor at the expense of the party moving in or out.

26) No pets, including dogs, cats, birds, snakes or other animals may be kept or harbored in the building unless, in each instance, expressly permitted by the Lessor. In no event shall a dog be permitted on the elevators or in any other public portion of the building unless carried or on a leash. Unless carried, dogs are not allowed in the lobby and are to be taken in and out of the building using the Service Entrance.

The Lessor may revoke any permission to keep or harbor a pet if the Lessor deems that the pet creates a nuisance or is deemed dangerous.

27) Any item placed in the package room, bicycle room, storage rooms, or left with any employee of the Lessor are at the risk of that person leaving or placing such item. The Lessor shall have no responsibility with the item so placed or left.

28) The Board of Directors has enacted rules relating to those residents who have been allotted garage space. These rules are hereby incorporated into these House Rules.

29) Neither terraces nor balconies may be enclosed. Violation of these rules shall be deemed a material default under the Proprietary Lease.

30) Terraces or balconies may be covered with removable carpeting which may not be affixed to the floor in any permanent fashion or which may leave residual materials on the floor (such as adhesive, etc.) or cause holes to the surface.

31) As provided in the Proprietary Lease, Par. 7, no cooking of any sort is permitted on any balcony of the building.

32) No lessee or sub-tenants shall install any planting on a terrace or roof except as prescribed below:

Plantings shall be maintained in boxes of wood lined with metal or any other material impervious to dampness or in any other container impervious to dampness and shall stand on supports at least 2 inches from the floor and if adjoining a wall, at least 3 inches from such wall.

33) Apartment keys should be left with either a contact person who lives in the building or nearby building, or, with the office of the Managing Agent. If left with a contact person that person's address and telephone number must be given to the Managing Agent.

34) With prior notice, the agents of the Lessor and any contractor 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 such insects, vermin or other pests. This rule also applies to instances of hoarding.

If the lessor deems it necessary to take measures to control or exterminate bedbugs, carpet beetles, etc., the cost thereof shall be payable by the Lessee as additional maintenance.

35) a) The Board of Directors has enacted rules regarding sub-letting of apartments. These rules are hereby incorporated into these House Rules. A copy of these rules are available from the Managing Agent.

b) A violation of the rules regarding sub-letting shall result in an assessment of \$1,500.00 and shall be considered a default under the Proprietary Lease.

36) No lessee or sub-tenant shall use any employee of the building on any private business during said employee's assigned working hours. Furthermore, any damage to the property of the Lessee, sub-tenant or Lessor due to the employment of such employee shall be the responsibility of the party employing said employee for private business.

37) Lessees or sub-tenants of lessees must not give keys or electronic devices which can be used to open the service entrance door or garage door to anyone except a resident of the apartment of said lessee or sub-tenant of said lessee. Violation of this rule shall be deemed a material default under the Proprietary Lease.

38) Residents shall use the laundry facilities only upon such days and during such hours as may be designated by the lessor.

39) The lessor shall have the right to curtail or relocate any space devoted to storage purposes, including space in the garage.

40) Complaints regarding service of the building employee shall be made in writing to the Managing Agent of the building.

41) Any consent or approval given under these House Rules by the Lessor or Managing Agent shall be revocable by the Lessor.

42) The Board of Directors has enacted rules relating to those owners who have Professional Apartments. These rules are hereby incorporated into the House Rules and are listed at the end of the San Souci Owners Corp. House Rules.

43) Any violation of the terms and conditions of the House Rules may be considered a violation of the Lease, permitting the Lessor to exercise all rights and remedies on account of a breach and/or default of the Lease.

44) Purchaser shall pay upon demand Lessor's costs (including, without limitation, reasonable attorneys' fees) which may be incurred by Lessor at any time to enforce Lessor's rights under these rules.

SANS SOUCI OWNERS CORP

45) SMOKING POLICY ADOPTED BY THE BOARD OF DIRECTORS FOR SHAREHOLDERS, RESIDENTS, AND MEMBERS OF THE STAFF

The smoking of cigarettes, cigars, pipes, electronic cigarettes, “vapes” or any other substance from which smoke or vapors emanate is prohibited from taking place in all common areas of the Sans Souci Owners Corp building property, including but not limited to lobbies, hallways, garage, and garage ramp, stairwells, elevators, roofs, basement, front entrance to lobby as well as the side, service and/or basement entrances to the 110-50 71st road building. Residents must also take all reasonable steps required to prevent smoke from escaping from their units in a manner which could create objectionable odors in the nature of second hand smoke.

The Board of Directors 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 Insert Date: July 12, 2018

IN ADDITION TO THE ABOVE THE FOLLOWING HOUSE RULES ALSO APPLY TO
PROFESSIONAL APARTMENTS

1. The Shareholder or approved designated occupant(s) are the only permitted occupants of the Unit and no one else is permitted to use and/or occupy the Unit. Without limiting the foregoing, any use or occupancy of all or any portion of the Unit (as subtenant, licensee, employee or otherwise) by any individual or entity other than the Occupant is subject to the prior written consent of Lessor, which approval may be withheld for any reason or no reason. The foregoing shall not be deemed to prohibit support staff employees, such as dental hygienists or physicians assistants directly employed by the Occupant and are not independent practitioners.
2. Without limiting Paragraph (1), each such additional individual (other than Staff) who uses or occupies the Unit shall be subject to an applicable maintenance surcharge (for use or occupancy of the Unit by subtenants and others requiring the consent of the Lessor) which is at the current time equal to 10% of the current maintenance for the Unit.
3. The Unit shall at all times only be used for the practice designated on the Purchase Application and occupant duly licensed to so practice by the State of New York and in compliance with all applicable laws, rules, codes and regulations, the applicable Certificate of Occupancy, and the Lease and House Rules as they may be amended from time to time. Without limiting the foregoing, at no time shall the Shareholder or Occupant permit and Unit to be used for any of the following: clinic, school or training center.
4. The Unit shall not be open for business at any time other than Monday through Friday between the hours of 8:00 A.M and 8:00P.M and on Saturdays between the hours of 8:00 A.M. and 5:00 P.M.
5. The Occupant must be licensed to practice his/her designated profession in the State of New York and will maintain such license so long as he/she continues to occupy the Unit.
6. Trash Disposal
 - a. Normal, everyday trash, such as paper, coffee cups, food debris, etc., similar to what one would find in a residential unit's trash is to be disposed of via the building's trash compactor system in accordance with the House Rules above.
 - b. "Medical waste," including, but not limited to such items as syringes, used sample cups, tongue depressors, disposable implements used to penetrate bodies and/or absorb bodily fluids, various sharps, etc., must be disposed of in a manner specified by law and removed from the premises by a private carting concern hired by the professional office for that purpose. Medical waste awaiting pick up by a private carting company cannot be temporarily stored in a building hallway, nor can it be brought to the curb and left there in advance of a pickup. Arrangements must be made in advance for a direct pickup from inside the professional office or for a member of the professional office to bring it out to the carting vehicle upon its arrival.
7. Signs or displays of any type on windows visible from outside the unit are subject to the approval of the lessor. Without prior written approval, removal of any signs or displays may be required. Signs for outside doors or common hallway doors or common property such as the lawn, must be secured through management. Nothing else on outside doors to units and common building property is permitted without written approval.

Revised: July 24, 2018