

## **426 WEST BROADWAY HOUSE CONDOMINIUM HOUSE RULES & REGULATIONS**

1. The sidewalks, entrances, passages, courts, public halls, elevators, vestibules, corridors and stairways of the Building shall not be obstructed or used for any other purpose than ingress to and egress from the Units.
2. No article shall be placed in any of the halls, staircase landings, or any common area, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors, windows or terraces or placed upon the window sills of the Building.
3. No one shall play in the public halls, vestibules, stairways or other common areas of the Building.
4. No corridor or vestibule of the Building shall be decorated or furnished by any Unit Owner *in* any manner, except with the consent of all Units Owners.
5. Each Unit Owner shall keep his/her Unit in good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.
6. No shades, Venetian blinds, awnings or window guards shall be used in or about any Unit except as such as shall have been approved in writing by the Board of Managers or the Managing Agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the Managing Agent or the manager.
7. No awning or radio or television aerial shall be attached to or hung from the exterior of the Building and 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 Board of Managers or the Managing Agent or the manager, which approval may not be unreasonably withheld; nor shall anything be projected from any window of the Building without similar approval.
8. No ventilator or air conditioning device shall, be installed in any Unit, without the prior written approval of the Board of Managers or the Managing Agent or the manager, as to the type, location and manner of installation of such device, which approval may be granted or refused in the sole discretion of the Board of Managers or the Managing Agent or the manager. Each Unit Owner shall keep any such device which protrudes from the window of the Unit in good appearance and mechanical repair. No Unit Owner shall permit any such device to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts or conveniences of any other occupant of the Building. If any such device shall become rusty or discolored, the Unit Owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Managers for the Building. If the Unit Owner shall fail to keep any such device in good order and repair, and properly painted, the Board of Managers or the Managing Agent or the manager, in their discretion, may remove such device from the window, charging the cost of removal to the Unit Owner, and the device shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Managers.
9. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and

the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit Owner's Unit.

10. No velocipedes, bicycles, scooters or similar vehicles shall be taken into or from the Building through the main entrance or be allowed in any elevator other than as directed by the Board or the Managing Agent, and no baby carriages or any of the above—mentioned vehicles shall be allowed to stand in the passages, public halls, vestibules, corridors or other public areas of the Building.
11. No Unit Owner 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, comforts or conveniences of other Unit Owners. If Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such Owner's Unit between the hours of twelve o'clock midnight and the following seven o'clock A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10 P.M. and the following 9 A.M.
12. No bird, reptile or animal shall be permitted, kept or harbored in the Building unless the same in each instance be expressly permitted in writing by the Board of Managers or the Managing Agent and such consent, if given, shall be revocable by the Board of Managers or the Managing Agent or the manager in their sole discretion, at any time.
13. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.
14. No occupant of the Building shall send any employee of the Board of Managers or of the Managing Agent out of the Building on any private business.
15. The agents of the Board of Managers or the Managing Agent, and any contractor or workman authorized by the Board of Managers or the Managing Agent or the manager, may enter any room or Unit in the Building at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of 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.
16. No cooking shall be permitted on any terrace or balcony.
17. The Board of Managers or the Managing Agent or the manager may retain a pass-key to each Unit. The Unit Owner shall not alter any lock or install a new lock on any door leading to his Unit without the written consent of the Board of Managers or the Managing Agent or the manager. If such consent is given, the Board of Managers or the Managing Agent or the manager shall be provided with a key.
18. Board of Managers or the Managing Agent or the manager may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes.
19. Complaints regarding the service at the Building shall be made in writing to the Board of Managers or to the Managing Agent or to the manager.
20. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

21. No garbage cans or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from any windows, terraces or balconies or placed upon the window sills. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows, doors, terraces or balconies.
22. Unit Owners will faithfully observe the procedures established from time to time by the Board of Managers, the Managing Agent or the manager with respect to the disposal of garbage, rubbish and refuse.
23. Unit Owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building, except if and to the extent that the same constitutes a part of his Unit.
24. Unit Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their Units.
25. No Unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance, except for normal commercial use.
26. If any keys are entrusted by a Unit Owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers or of the Managing Agent, whether for such Unit Owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Board of Managers nor the Managing Agent nor the manager shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.