

**511 WEST 232ND OWNERS CORP.**  
**511 WEST 232ND STREET**  
**BRONX, NEW YORK 10463**

HOUSE RULES

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 towers/escapes shall not be obstructed in any way.
2. No one shall play, skate or skateboard or roller blade in the public halls, lobbies, courts, stairways, fire towers/escapes or elevators and no one shall 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/Resident in any manner without the prior written consent of all Lessees/Residents to whose Apartments such hall serves as a means of ingress and egress; in any event of disagreement among such Lessees/Residents, the Board of Directors shall decide.
4. No Lessee/Resident shall make or permit any disturbing noises in the Building or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other Lessees/Residents. No Lessee/Resident shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph, compact disc player, or a radio or television loud speaker in such Lessee's/Resident'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 9:00 a.m. and 5:00 p.m.
5. No Lessee/Resident shall perform any alteration or construction within any Apartment without first signing Lessor's form of alteration agreement, providing the information requested therein to Lessor and obtaining the Lessor's written consent to such alteration or construction on such form of alteration agreement.
6. No article shall be placed in the halls, on the staircase landings, fire towers/escapes nor shall anything be hung or shaken from the doors or windows, or placed upon the windowsills of the Building. No Lessee/Resident shall allow anything whatever to fall from the windows or doors of the Apartment, nor shall any Lessee/Resident permit anyone to sweep or throw from the Apartment any dirt or other substance into any of the corridors, or halls, elevators, light shafts, dumb waiter shafts, ventilators, or elsewhere in the Building.
7. No awnings, window air conditioning units or ventilators shall be used in or about the Building except such as shall have been expressly approved in writing by the Lessor or the managing agent, nor shall anything be projected out of any window without similar approval. Nothing shall be installed through the wall of the Building without the prior written approval of the Lessor.

8. 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.
9. No velocipedes, tricycles, 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 or courts of the Building.
10. Messengers, deliverymen, and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.
11. No Lessee/Resident shall operate or permit the operation of a clothes washer or drier in any Apartment of the Building.
12. Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.
13. 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. All Lessees/Residents shall separate their trash into "recyclable" and "nonrecyclable" materials, or into other categories, as the Lessor may require. The Lessor may designate, from time to time, the types of materials which must be separated for recycling, the types of containers or binding materials to be used by the Lessee/Resident for the disposal of designated materials and the locations where designated materials shall be deposited. The Lessor may also establish other regulations regarding the disposal of refuse. The Lessee shall be charged the cost of any costs or expenses incurred by the Lessor due to the failure of Lessee/Resident to comply with the requirements imposed by law or by the Lessor including, but not limited to, fees, fines or penalties imposed on the Lessor or the Building by any governmental agency and reasonable attorneys' fees and disbursements.
14. No Lessee/Resident shall use any employee of the Lessor for private business of the Lessee/Resident nor shall any Lessee/Resident send any such employee out of the Building on any private business of a Lessee/Resident.
15. 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 into 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.
16. No bird or animal shall be kept or harbored in the Building unless the same in each instance be 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 public portions of the Building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, in the yard, court spaces or other public portions of the Building, or on the sidewalks or streets adjacent to the Building.
17. No radio or television or any other aerial shall be attached to or hung from the Building exterior without the prior written approval of the Lessor or the managing agent.

18. No vehicle belonging to a Lessee/Resident or to a member of the family or guest, subtenant or employee of a Lessee/Resident shall be parked in such manner as to impede or prevent ready access to any entrance of the Building by another vehicle. Posted rules regarding parking vehicles in or at the service entrance shall be strictly followed by all Lessees/Residents, family members, guests, subtenants, vendors, and employees of the Lessor.
19. The Lessee/Resident 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. No Lessee/Resident shall dry or air clothes on the roof.
20. The Lessor shall have the right, from time to time, to curtail or relocate any space devoted to storage or laundry purposes.
21. In the event of a request by the Lessee/Resident of the Apartment below and if, in the sole discretion of the Board of Directors in each case, the Board deems it necessary, then the floors of each Apartment must 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.
22. 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.
23. The Lessee/Resident shall keep the windows of the Apartment clean. In case of refusal or neglect of the Lessee/Resident during the 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 the purpose and to charge the cost of such cleaning to the Lessee.
24. Lessee/Resident shall not hang from windows anything other than conventional window shades, drapes, curtains, or blinds.
25. Complaints regarding the service of the Building shall be made in writing to the managing agent of the Lessor.
26. No Lessee, Resident, member of Lessee's family, guest or invitee shall be allowed to cook or barbecue on the premises, except in areas specifically designated for such purpose in the discretion of the Board of Directors.
27. If there be a parking lot for the Building, the Lessee/Resident will abide by all arrangements made by the Lessor with regard to the parking lot and the driveways thereto.
28. 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.

29. Carts provided for the convenience of all Residents shall be returned to their place of origin immediately after use.
30. The Lessor may also charge user charges to the Lessee/Resident for services, facilities or utilities, consumption of which is discretionary on the part of the Lessee/Resident or which, in the sole discretion of the Lessor, are appropriately charged on a usage basis. Utilities which may be charged on a uniform fee or usage basis include (but are not limited to) electricity, cable TV antenna, or Internet access supplied by or contracted for by the Lessor, or for which the Lessor pays the service provider. Services or facilities which may be charged on a uniform fee or usage basis include, but are not limited to, laundry facilities, or storage areas. Fixtures, appliances, or facilities which may be charged on a uniform fee or usage basis include, but are not limited to air conditioners, washing machines, dryers, or other items that require the consent of the Lessor before installation.
31. No Lessee/Resident shall permit or suffer anything to be done or kept in the Apartment or anywhere in the Building which is in violation of law, or is hazardous, or will increase the rate of fire insurance on the Building or the contents thereof. If, by reason of the occupancy or use of the Apartment by the Lessee/Resident, the rate of fire insurance on the Building or the Apartment or the contents of either shall be increased, the Lessee/Resident shall (if such occupancy or use continues for more than 30 days after written notice from the Lessor specifying the objectionable occupancy or use) become liable for the additional insurance premiums incurred by Lessor or any other Lessee/Resident on all policies so affected, and the Lessor shall have the right to charge the cost of the same to the Lessee.
32. If the Lessor shall furnish to the Lessee/Resident any storage area, service, or facility, the use of the laundry, or any facility outside the Apartment including, but not limited to, the use of antennas, the same shall be furnished by the Lessor under a revocable license. The Lessee/Resident shall not use such storage space or any area or facility appurtenant to the Apartment for the storage of hazardous, flammable material. Valuable or perishable property is stored at the sole risk of the Lessee/Resident. Any such facility shall be kept clean and hazard free by the Lessee/Resident.
33. If washing machines or other equipment are made available to the Lessee/Resident, the Lessee/Resident shall use the same on the understanding that such machines or equipment may or may not be in good order and repair and that the Lessor is not responsible for such equipment, nor for any damage caused to the property of the Lessee/Resident resulting from the use thereof by Lessee/Resident, and that any use that Lessee/Resident may make of such equipment shall be at the sole cost, risk and expense of Lessee/Resident.

34. (a) No guests, domestic employees, or family members (other than a spouse, or additional adult having a relationship with Lessee/Resident legally recognized as equivalent to a spouse, and the minor children of the Lessee/Resident, spouse or additional adult) may occupy the Apartment for more than two weeks unless the Lessee/Resident is residing in the Apartment, or unless consented to in writing by the Lessor. The Lessee/Resident shall notify the Lessor of the identity of every person who the Lessee/Resident authorizes to occupy the Apartment in the absence of the Lessee/Resident.
- (b) No Lessee shall have more than 20 guests in an apartment at any one time without giving the building superintendent at least 24 hours prior written notice, together with a list of the expected guests. Any extra staffing which the Lessor determines to be necessary as a result of such party shall be paid for by the Lessee.
- (c) Any party given by a minor shall be properly supervised by the parent. In the event a minor occupant of an apartment intends to invite more than ten (10) guests at any one time, a list of such guests must be furnished to the superintendent at least 24 hours in advance. Any person whose name is not on the guest list will be denied admittance unless the supervising parent authorizes the doorman/superintendent to admit such person. Any extra staffing which the Lessor determines to be necessary as a result of such party shall be paid for by the Lessee.
- (d) In no event may any minor person be admitted into the building carrying alcoholic beverages.
35. The Lessor may retain a passkey to the Apartment and storage rooms, if applicable. No Lessee/Resident shall alter any lock or install a new lock or a knocker on any door of the Apartment or storage room, if applicable without the written consent of the Lessor, or the managing agent for the Building. In case such consent is given, the Lessee/Resident shall provide the Lessor with an additional key for the use of the Lessor pursuant to the Lessor's right of access to the Apartment and storage room, if applicable.
36. Moves into and out of the building shall take place only on days other than Saturday, Sunday and holidays and only between 9:30 a.m. and 4:30 p.m. Moves may not take place at such other times as the Lessor may specify. An application to either move-in or move-out is required to be provided to the managing agent not less than seven (7) days in advance, and such move-ins and move-outs are restricted to the service entrance. In order to secure against any damage to Building property, each Lessee or sublessee moving in or moving out shall deposit the sum of \$250.00 with the managing agent or superintendent of the Building by check payable to "511 West 232nd Owners Corp." and the deposit will be refunded upon confirmation that no damage has occurred to Building property during the move, provided, however, in the case of a sublessee (a) the deposit will not be refunded until after such sublessee moves out and Lessor confirms that no such damage has occurred upon move in or move out, and (b) if and to the extent that a \$250 deposit is then held by Lessor on account of such sublessee's move in and has not been applied to any damage or other obligation to the Lessor, then sublessee shall not be required to deposit an additional \$250 upon moving out.
37. Smoking shall not be permitted in any public area of the Building, including without limitation, the lobby, elevators, public halls and stairways.

38. Each Lessee/Resident shall permit inspections by Lessor as may be required by applicable laws (including, without limitation, applicable New York City Local Laws).
39. Lessee shall comply with any and all applicable laws regarding paint in the Apartment and the disclosure of lead paint including, without limitation, those applicable to any transfers or assignments of Apartments and the assignor/transferor and assignee/transferee shall provide evidence of compliance to Lessor.
40. Lessee shall comply with all applicable laws regarding carbon monoxide detectors including, without limitation, New York City Local Laws and shall pay any and all fees and charges due thereunder.
41. Any Lessee/Resident who violates any House Rules, shall, in addition to any other remedies of Lessor, be responsible to pay Lessor on the first day of the next month a \$50.00 administrative fee for each such violation.
42. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
43. These House Rules shall apply to residents of the building as well as all Lessees, and all family members, guests, invitees, and employees of Lessees and Residents. Each Lessee shall cause Lessee's subtenants, family members, guests, invitees and employees to comply with these House Rules, as applicable.
44. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.