

HOUSE RULES

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

(2) Children shall not play in the public areas and shall not be permitted on the roof, except for the child or guest of a lessee who has exclusive use of said roof.

(3) No public area shall be decorated or furnished by any Lessee in any manner without the prior consent of all of the Lessees to whose apartment such area 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 play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loudspeaker in such Lessee's apartment between the hours of eleven o'clock p.m. and the following eight 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 8:30 a.m. and 5:00 p.m.

(5) No article shall be placed in the public areas nor shall anything be hung or shaken from the doors and windows, or placed upon the window sills of the building.

(6) No awnings 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, except air conditioning units.

(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 bicycles, scooters or similar vehicles shall be allowed to stand in the public areas.

(9) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the

superintendent, lessor or the managing agent of the building may direct.

(10) 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, rugs 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.

(11) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(12) Lessees may keep cats, dogs or birds in the building without the permission of the Lessor so long as the keeping of such pets does not interfere with the rights or convenience of other Lessees. In no event shall dogs be permitted 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 window sills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(13) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(14) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 50% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets, and foyers.

(15) 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.

(16) The Lessee shall keep the windows of the apartment clean. 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 the purpose and to charge the cost of such cleaning to the Lessee.

(17) Complaints regarding the service of the building shall be made in writing to the Board of Directors of the Lessor.

(18) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(19) 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.

(20) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

The Board of Directors has approved a new house rule relating to insurance of individual units in this building. These rules will require all shareholders to make sure their policy meets coop requirements and that The Board of Directors has proof of conforming insurance . The rules are as follows:

- I. All shareholders must maintain a comprehensive co-op insurance policy.
 - A. Each policy must carry a minimum of \$300,000 liability coverage.
 - B. All policies must name 198 East Tenants Corp as an “Interested Party”
 - C. All policies should be endorsed to provide that in the event of cancellation, non-renewal or material modification, all Certificate Holders and Interested Parties shall receive 30 days written notice thereof.
 - D. All policies must be written with insurance companies licensed to do business in New York State and rated no lower than “A” in the most current edition of A.M. Best’s Property-Casualty Key Rating Guide.

- II. All shareholders must provide the Board of Directors with a Certificate of Insurance (Accord Form) or the Declaration Page of the actual policy meeting all of the above requirements (“proof of insurance”).
 - A. Upon sale of units the purchaser must provide proof of insurance.
 - B. All current shareholders must provide proof of insurance
 - C. Upon issuance of notice of cancellation of an insurance policy, the shareholder will have 30 days to provide proof of new policy insurance.

- III. If a shareholder fails to provide proof of insurance as required above, our Board of Directors will purchase a policy in the name of that shareholder and the shareholder will be billed the cost of that policy plus a \$50.00 administrative fee. Coverage for personal property and your own alterations in this policy may be inappropriate for your situation.