

** These House Rules will be effective August 1st, 2002

HOUSE RULES

255 Cabrini Condominium 255 Cabrini Boulevard New York, New York 10040

AMENDED AND REVISED May 2002

In these rules the term "255" means 255 Cabrini Condominium. The term "Resident" Includes every occupant of an apartment, whether resident-owner, Owner sublet, non-purchasing resident, rent controlled resident, guest, resident's employee or other occupant.

PREAMBLE

The aim of these House Rules and Regulations is to maintain the appearance of the building of the 255 Cabrini Condominium in the most attractive manner possible.

Changing times, changing residents and new, New York City & New York State laws make it necessary to revise and update the House Rules from time to time. They are still basically good-neighbor policies.

Due to the changes, some minor, some major, every resident, new or old is urged to read carefully, not only for the changes, but in order to become reacquainted with all the rules.

These Rules and Regulations are not to be interpreted as all-inclusive so as to exclude any omission or any condition, which may arise in the future, which may not be specifically outlined in this booklet.

Any omission, condition or action on the part of a resident which may be construed as a detrimental to the maintenance, appearance or the safety of one's neighbors shall be deemed to be a violation of these Rules. The Board of Managers shall determine the final decision of the interpretation of these Rules and Regulations.

1. ACCESS TO PROPERTY

1.1 The sidewalks, entrance halls, passageways, stairways, vestibules and elevators must be kept free of obstructions and encumbrances to permit unhampered access. Residents shall not: (a) throw an object or waste material out of doors or windows or into any hallway: (b) obstruct or cover any public door; (c) leave bicycles, scooters, inline skates, baby carriages, strollers, personal items, etc., in or near entrances, apartment entrances, or on public stairs or beneath public stairs.

1.2 The agents of the Condominium Board or the Managing Agent, and any contractor or workmen authorized by the Condominium Board or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the resident, for the purpose of inspecting said Unit for the presence of any vermin or other pests and for the purpose of taking such measures as may be necessary to control or exterminate. In cases of emergency, immediate access may be also required.

2. AERIALS

No personal outside aerials, antennas or lead-in wires shall be permitted in connection with the operation of any television or radio installation.

3. ALTERATIONS

3.1 Residents, whether recent or established, who are planning a repair or alteration to their unit must make both the Superintendent and Managing Agent aware in writing and in at least 7 days in advance.

3.2 When alterations, remodeling work or floor scraping, are done in any apartment, it is the obligation of the resident to have the work done between the hours of 8:00 A.M. and 5:00 P.M. on Mondays through Fridays only, unless such construction or repair work is necessitated by an emergency.

3.3 Residents are responsible to arrange, for the immediate removal of debris resulting from such work as well as any disposal expenses, Residents are also responsible for daily cleaning of halls and elevators affected by renovations.

4. Animals / Pets

All pets must be leashed at all times under Health Code Section 161.05 when in or around any common or public area of the 255 Cabrini Condominium.

Animals are not permitted to be tied in any public hall or stair or left unattended. Residents are expected to follow State Public Health Law 1310 in regard to cleaning up after their animal.

5. CHILDREN

5.1 Children are not permitted to play in public halls, elevators, basement areas, or steps, stairways of 255. Bicycle riding, inline skate, scooter, skateboard, etc. is prohibited at all times.

5.2 Parents must supervise their children when they take them into the laundry room.

6. DEFACEMENT OF PROPERTY

6.1 No resident shall disfigure or deface any part of the 255 properties nor shall he/she permit same to be done by anyone.

6.2 Any resident, child, relative or guest of any resident caught defacing property will be liable for damage and full repair or replacement costs.

7. DISPOSAL OF REFUSE

7.1 Trash chute must be used for all garbage unless the items are oversized or specifically designated as recyclable.

New York City law enforced by the Department of Sanitation requires residents to recycle; those residents who do not recycle are subject to fines. Recycling regulations and information is available from the Department of Sanitation at (212) 219-8090

7.2 Glass & Metal items are to be rinsed clean before they are placed in their designated containers in the basement recycling area. Not on the floor adjacent to the trash chute.

7.3 Newspapers, magazines, paper boxes, corrugated cardboard boxes; etc. shall be placed in the designated recycling area in the basement. Not on the floor adjacent to the trash chute.

7.4 No recyclable are to be left on the floor of the trash chute area. Taking of recyclable from chute floor area is not a responsibility of building staff. If building staff can determine the owners of the waste, the resident may be subject to a financial penalty.

8. DISTURBING NOISES

8.1 No resident shall make, cause or permit any objectionable noise or odor to be produced upon or to emanate that interferes with the rights, comforts or convenience of neighbors. All such are prohibited.

8.2 Residents are responsible for family, employees and guests, especially late departing guests.

8.3 The playing of musical instruments, radio, TV. Stereos. etc. must be confined to reasonable hours and in volume considerate of the rights of your neighbors. No such instrument shall be played or operated after 10:00 P.M. or before 9:00 A.M., if the same shall disturb or annoy other residents of the building.

8.4 Loud talking or shouting from windows or in public areas is forbidden at all times.

8.5 Floors must be sufficiently padded and be covered with carpeting or area rugs 80% to reduce disturbing residents below.

9. ELECTRICAL APPLIANCES

9.1 Installation or use of heavy duty appliances, such as air conditioners, dishwashers, microwave ovens, convection ovens, counter top broilers, etc. must not exceed 20 amperes and such appliances shall need be fused separately.

9.2 Alterations and/or additions to the electrical system with an apartment must be done by a licensed electrician. A copy of the electrician's; license must be obtained by the resident and a copy forwarded to the Managing Agent and Superintendent.

10. FIRE PROTECTION

10.1 Smoke detectors in apartments are required by law and should be checked periodically. To test the battery, depress the test button *a full 30 seconds*. It should then sound an alarm briefly. If you think you hear "chirping crickets" occasionally, they may be traced to the detector, which is signaling that the batteries are weak and/ or need replacing. If you are unable to check the detector, or have questions whether or not the unit is operational. Please contact the Superintendent if help is required.

10.2 Fire safety plans and fire safety notices are required to be adhered to the inside of apartment doors as required by law.

10.3 Stairwell doors are also fire doors and should be kept closed, not propped open for ventilation or other purposes.

11. LOSS OF PROPERTY

11.1 255 shall not be responsible to any resident for loss of property by theft, robbery or house breaking. All residents should take proper precautions to provide adequate locks.

11.2 It is recommended that residents review their insurance coverage at least annually, and after the purchase of any major furnishings. Household contents, fire, and personal liability are highly recommended.

11.3 The Condominium maintains insurance on the building, but this generally covers the Common areas. Therefore to protect your investment in your unit, it is strongly urged that each owner obtains Condominium Owners' liability coverage.

11.4 Doormen are prohibited from signing for packages, for example: United Parcel Service or the US Postal Service.

12. MOVING In and Out

12.1 Moving is allowed Monday through Friday 9:00 A.M. to 5:00 P.M. Access to the building is available through the Basement. One elevator will be assigned for your use. The use of the Lobby is prohibited. (with the exception of residents of the First Floor) Please notify Superintendent and Managing Agent at least 7 days in advance in writing.

12.2 Residents are responsible for any damages to common areas such as walls, stairs, elevators, etc. caused by them or movers. A deposit may be required.

13. PLUMBING

13.1 Since the building was constructed in 1938 and most of the plumbing lines (water, steam and waste) are old. Whenever new plumbing fixture(s) are installed or where any existing plumbing fixture is altered. All plumbing lines waste lines, vent lines

Shall be replaced in their entirety back to the riser/stack. New branch valves check valves and pressure reduction valves shall be installed. All plumbing valves, fittings, and other materials shall be made solely in the United States, comply with Building Dept. standards and be New York City approved.

13.2 Water control valves must be accessible at all times to allow rapid access in case of emergencies. Each fixture shall have individual fixture shut-off valves installed beneath the fixture in an easily accessible, convenient location.

13.3 Whenever a radiator is replaced or relocated or added, the steam feed and return lines must be replaced back to the building's steam risers.

13.4 Kitchen waste (garbage) disposal units are prohibited.

13.5 No sweepings, matches, rags, ashes, or other obstructions shall be thrown into toilets or other plumbing fixtures. The expense incurred in the repair necessitated by misuse shall be borne by the resident and or unit owner.

13.6 Please notify Superintendent immediately for leaks.

14. ROOF

14.1 Unauthorized persons are not permitted on the roof of 255. This prohibition also applies to sunbathers and pets.

14.2 The roof was not designed to support weight, portable chairs, tables, or hard-heeled shoes. Such use will result in damage to the roof surfacing and will necessitate costly repairs, which under provable circumstances may be charged as an additional assessment to the resident causing the damage. Anyone disregarding this prohibition can set off the roof alarm falsely, causing employees unnecessary trouble.

15. SERVICES AND REPAIRS ETC.

15.1 Residents shall not engage 255 employees during their working hours for household chores nor send an employee outside the building on private business.

15.2 If 255 provide the Handyman, porter or other special service to any resident, the resident is required to sign a work ticket before work is started. A charge will be added to his/her monthly maintenance bill at the hourly union rate. This service is strictly at the discretion of the Agent/255.

15.3 All complaints about structural items or requests for service, or information should be made to the Superintendent and managing agent dually. Do not convey requests to Doormen.

15.4 Labor costs are not charged to residents on common elements, but there may be a charge for replacement of certain parts.

15.5 Doormen are prohibited from signing for packages, for example: United Parcel Service, US Postal Service and FedEx.

15.6 Laundry room is for the EXCLUSIVE use of the residents of this building.

16. SUBLETTING & LEASING

16.1 Subletting your condominium Unit is permitted. Managing Agent / 255 must be furnished information on the occupant of your Unit and will need information from the unit owner in case of an emergency or emergency access is required.

16.2 These House Rules are to be added as addendum on all leases on leased Units, rentals etc.

16.3 Any resident that causes 255 to incur a violation, as a result of their own negligence or intentional act; said violation will be payable by the resident and or unit owner to 255.

17. VISITORS

Visitors are required to buzz an apartment for access. If your coming into the building, and a doorman is not on duty and don't recognize the person behind you as a fellow resident, do not hold the door open for this person. Let them use their own keys to open the vestibule door. PLEASE make sure the vestibule door closes tight behind you. This is for your own safety.

18. WINDOWS

18.1 To preserve the pleasing appearance of the building, rugs, mops, wearing apparel, laundry, bedclothes, and like must not be placed in the windows or shaken there from.

18.2 Windows accessible from the outside should not be left unattended.

18.3 Residents, who have children under the age of 10 years, are required to have window guards, by New York City Law. Please contact the Building Agent/ 255 will instruct the Superintendent to make installation arrangements.