



RECYCLING & TRASH REGULATIONS

Please follow these guidelines for recycling, and ensure that your guests understand and follow them as well

- Recycling is the law in NYC and all residents must separate recyclable items from the rest of their trash & comply with the regulations.
- In addition, removal of any items from recycling bins or bags, and/or removal of the bins or bags themselves, tenants and/or residents is strictly prohibited. Failure to comply with applicable recycling/garbage regulations (including, but not limited to the provisions of this agreement, may result in violations from the City imposing fines and/or other penalties which will be passed to the offending owner(s) as additional maintenance; and in addition, such failure will constitute an unreasonable interference with the rights of, and annoyance of other tenants in violation of the condominium's house rules.
 - The Tenant shall regularly dispose of household garbage by using closed garbage bags that he/she shall bring to the designated receptacles outside.
 - No toxic, hazardous waste, unused medication and needles will be thrown in the garbage, they must be disposed through the proper regional process.
 - Recycling bins are for the disposal of clean cans or plastics or paper products only as indicated on the bins.
 - **PAPER** (mandated recycling NYC)
All paper, including newspapers, cardboard, catalogs, mail, magazines, cardboard egg cartons (not Styrofoam which is not recyclable), computer paper, paperback (but not hard cover) books, etc (but excluding paper towels, toilet paper, tissues and heavily soiled paper) should be put in the bin outside marked "PAPER" (see photo). Small cardboard boxes must be broken down and placed in this container. Large boxes must be broken down and may be left against the railing outside.
 - **PLASTIC, GLASS, METAL** (mandated recycling by NYC)
Unbroken glass items, metal cans, milk and juice cartons, aluminum containers and foil, other household metals (e.g. clothes hangers, pots, pans, irons, etc.) and all rigid plastic items (not plastic bags or other film-type plastics) should be placed in bin outside marked 'PLASTIC, GLASS, METAL" (see photo).
- Tenant agrees, at his sole cost and expense to comply with the present and future laws, orders and regulations of all state, federal, municipal and local governments, departments, commissions and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse and trash in categories as provided by law, and in accordance with the rules and regulations adopted by the Board of Managers of the sorting and separating of such designated recyclable materials.
- Tenants shall comply with the requirements to rinse recyclable bottles and containers before placing them in designated receptacles in accordance with the local regulations.
- The Board of Managers reserves the right, where permitted by law to refuse to collect or accept from Tenant waste products, garbage or trash, which is not separated and sorted as required by law.
- Where permitted by law, The Board of Managers reserves the right to require the Tenant to arrange for such collection, at the Tenant's sole cost and expense, utilizing a contractor satisfactory to the Board of Managers.
- Tenant shall pay all costs, expenses, fines, penalties or damages which may be imposed on the Board of Managers or Tenant by reason of the Tenant's failure to comply with the provisions of this paragraph and at the Tenant's sole cost and expense.
- Tenant shall indemnify, defend and hold harmless the Board of Managers (including legal fees and expenses) from and against any actions, claims and suits arising from such Tenant's non-compliance, utilizing counsel reasonably satisfactory to the Board of Managers, if the Board so elects. Tenant's failure to comply with this paragraph shall constitute a violation of a substantial obligation of the tenancy, local statute and the Condominium's rules and regulations.
- Tenant shall be liable to the Board of Managers for any cost, expense, or disbursements, including attorney's fees, of any action or proceeding by the Board of Managers against the Tenant, predicated upon the Tenant's breach of this agreement.
- The Tenant understands that local regulations governing recycling make residents liable for noncompliance.