



GRAMERCY PARK CONDOMINIUM

HOUSE RULES and REGULATIONS

These House Rules and Regulations govern the building, lobby and grounds and must be adhered to by all residents. The word "residents" herein applies to unit owners, families of owners, tenants guests, invitees, and licensees. Unit owners have, however, the ultimate responsibility for enforcement of the rules and for the actions of persons occupying or visiting their units.

Any Charges, expenses, and or attorney's fees imposed upon the unit owner due to a violation of any of the House Rules by the owner, their tenant, tenant's family, guests, or invitees will be billed to the Unit Owner as added rent at minimum charge of \$50 per incident. These charges are recoverable from the Tenant by the Unit Owner.

1. Unit Owners shall not occupy or use his/her Unit, or permit the same or any part thereof to be occupied or used, for any purpose other than uses permitted by applicable zoning requirements.
2. Nothing shall be done or kept in any Unit or the Common Elements, which will increase the rate of insurance. No Unit Owner shall permit anything to be done or kept in his/her Unit or the Common Elements which will result in the cancellation of insurance of any Unit or any part of the Common Elements, or which would be in violation of any law.
3. There shall be no obstruction of the Common Elements or Fire Exits. The entrances, passages, public halls, vestibules, corridors, stairways and other areas within the Common Elements shall be free of any obstructions, including but not limited to garbage, debris, discards, bicycles, and personal property.
4. Children shall not play, in the Common Elements or in the Nonresidential Units.
5. No signs or advertisement of any kind shall be displayed to public view or from any Unit or Common Element, without the prior written consent of the Board of Managers.
6. No shades, venetian blinds, awnings or window guards shall be used OUTSIDE or about any Unit except such as shall have been approved in writing by the Board of Managers, which approval may be granted or refused in the sole discretion OR AS REQUIRED BY LAW.
7. Nothing shall be thrown, swept, hung or shaken from the doors, windows, or terraces or placed upon the windowsills of the Building.
8. No vehicles of any type shall be allowed to stand in any common area or public areas of the building nor may any motorized or pedal bicycles be locked to any exterior railings or fences that are part of the property of the building.
9. No Common Element of the Building (other than limited Common Elements to which the Owner/s of a particular Unit may have exclusive access) shall be decorated or furnished by any Unit Owner in any manner. Only the Board of Managers may from time to time decorate the common elements.
10. No radio, television aerial, or satellite dish shall be attached to or hung from a window or exterior of the Building except as have been approved, in writing by the Board of Managers
11. All radio, television, computer or other electrical equipment of any kind or nature installed or used in a 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. Any damage or injury caused by any of the above equipment is the sole responsibility of the Unit Owner/s within who's Unit the equipment is installed.
12. No ventilation or air conditioning equipment shall be installed within any Unit other than in a unit window or an existing through the wall sleeve with the proper condensation drainage, without approval of the Board of Managers.



13. All Unit Owners or Tenants are entitled to the peaceful enjoyment of their Unit. No Unit Owner or Tenant shall be permitted to create any disturbing noises, including but not limited to vocalizing, playing musical instruments, radio, television, equipment, or other devices, create any audible sound beyond the permitted decibels and or vibration allowed by the municipal authority's guidelines, between the hours of ten o'clock pm and eight o'clock am.

14. No nuisances, including but not limited to the emission of objectionable odors, shall be allowed on the Property nor shall any use or practice be allowed which unreasonably interferes with the peaceful possession or proper use of the Property by its Occupants. Clothes and other articles shall not be dried or aired on or from any terrace, window, door or roof.

15. No offensive or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Laws, orders, rules, regulations relating to any portion of the Property, shall be complied with. Violations will be the sole responsibility of the Unit Owners or the Board of Managers in their sole discretion, at any time.

16. No bird, reptile or animal with the exception of one domestic cat or one licensed dog may be permitted to reside within their owner's unit. When not within the residence, pets must be carried by their owner or be tethered by a leash in any common area of the building.

17. No refuse shall be removed from a Unit except at such times and in such manner as the Board of Managers or their agent may direct. All NYC recycling rules must be adhered to, and all trash secured properly by each resident. Any large items such as mattress, etc, must be discarded legally following NYC guidelines. Residents must contact management before discarding a large item for proper instructions.

18. Agents or contractors authorized by the Board of Managers may enter any Unit in the Building at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insect or other pests.

19. The Board of Managers or their agents may retain a key to each Unit with the Unit Owners explicit permission. If such consent is given, the acceptance of that key shall be at the sole risk of the Unit Owner.

20. Complaints regarding services and facilities of the Building are to be communicated to the Managing Agent by the Unit Owner. Should the Unit Owner be leasing his/her Unit, their tenant should report their concerns to the Owner of their Unit. In the case of an emergency the Tenant should contact the Managing Agent directly.

21. Any rules or regulations stated in this documents may be amended or repealed at any time by resolution by the Board of Managers.

22. All Unit Owners and their Tenants agree to faithfully observe the rules, regulations and procedures set forth herein or as may be amended from time to time by the Board of Managers or they risk being subject to penalties and or fines as the Board of Managers may institute.

23. All prospective buyers under contract or prospective tenants with a signed agreement to lease must submit an application provided by Management. It is the responsibility of the current Unit Owner to provide the appropriate application to their prospective buyer or tenant. The Board has 30 days from the submission date of the application to exercise or waive its right of first refusal.

25 All leases must be for a minimum of 12 months and must be for the entire unit. Any insurance forms or application that the Board may require, including any applicable fees are due at lease signing or in the case of a purchase at closing.

26. All new residents must contact the Management to schedule their move in date.

27. Smoking, including cigarettes, cigars or the use of pipes, electronic cigarettes or any other smoking apparatus, is prohibited in any common areas of the building including, but not limited to, the lobby, hallways, stairwells and roof. Smoking is permitted within the apartment so long as odors are not allowed to permeate into other apartments or the common areas of the building. Additionally, smoking is not permitted within 25 feet of the entrance to the premises.

The Board of Managers