

HOUSE RULES

No one is to loiter in hallways! **No Smoking in any of the common areas that is NYC LAW.**

Do not leave garbage in the hallways, this is not permitted. This act is unhealthy and also a fire hazard.

No one is allowed on the fire escape. Remove all objects from the fire escape at once. The fire escape must be kept clean and clear at all times.

No playing of loud music is allowed in the building. Loud noise is strictly forbidden! You need to consider your neighbors.

Ball playing, bicycle riding, skating or any form of playing is strictly prohibited in all common areas of this building, also prohibited is sitting, socializing and/or congregating in front of the building

No one is allowed on the roof without the consent of the Superintendent.

No one is to write or draw in or on the building or destroy building property. It is the law to recycle. Recycle all garbage and put into correct bins. Plastic, glass and metal must be separated and placed into the blue recycle bins. All newspapers and boxes must be flattened, tied and placed into the black recycle bins.

Respect your neighbors above and below your apartment. After 10:00 p.m. try to be considerate about noise. Most people have to get up early to go to work and they need ample rest at night free of disturbances.

Please have your Air Conditioners installed with a Bracket, it is the law. Any penalties will be paid by the shareholder for improper installation

If you have a satellite dish, it cannot be installed on the brick or on the roof walls, you must have them removed and ask the Superintendent where it is allowed to be installed.

All Deliveries are to come in to the building through the Anderson Avenue RAMP. The deliveries and the moving in or out of the building must be done during Monday through Friday between the Hours of 9AM to 5PM and on Saturdays from 8AM- 3 PM, you must notify the Super, Manuel Mercado at 347-992-0059.

NO BULK FURNITURE is to be disposed of without Notifying the Superintendent, there will be penalties-imposed if you are found in violation of these rules.

At least eighty percent (80%) of the floor area of each room in an apartment (excepting kitchens, bathrooms, closets and foyer) must be covered with rugs or carpeting or equally effective noise-reducing material (all with adequate padding). All new purchasers will be allowed up to sixty (60) days from closing to conform to the floor covering requirement.

All lessees shall maintain insurance (commonly known as “Co-op Homeowner’s Insurance”) insuring the Lessee against loss or liability for personal injury or property damage arising out of, or in connection with, the Lessee’s ownership, use or occupancy of their apartment. All policies shall include coverage for improvements and betterments to the apartment in an amount not less than the replacement cost of such improvements and betterments. Upon request by the Lessor, a lessee shall furnish a copy of the policy or a certificate evidencing coverage. If available, all such policies shall name the Lessor and any persons specified by the Lessor as additional insured parties under the policy.

The lessees shall use best efforts to include in its policy a waiver of the insurer’s right of subrogation against the Lessor.

A lessee’s failure to obtain, pay for and maintain such insurance coverage shall be deemed a default under their proprietary lease.

All lessees must provide the Lessor with written proof that they have obtained and are maintaining the required insurance coverage within ninety (90) days of the effective date below and thereafter by January 1st of each year.

The Lessor will have the right to impose fines in its reasonable discretion against lessees that violate the terms of the Proprietary Lease and House Rules. Any such fines shall be payable in full by the Lessee as additional rent within ten (10) days after notice thereof.