



200 EAST 16TH STREET HOUSING CORPORATION

House Rules

As of August 2012

The following house rules are subject to change at any time. Please also review the Proprietary Lease, Policies and FAQs at www.200east.com for other relevant information.

1. All moves in and out of the building must be approved by the Managing Agent in advance and pay a security deposit of \$500.00. If you are a current shareholder who intends to sell or sub-let your apartment, both you and your purchaser or subtenants are responsible for this deposit. The Managing Agent will hold security deposits in escrow to cover damages to the building. All moves must be scheduled with the superintendent and can only take place between the hours of 9:00 am and 4:00 pm Monday - Friday excluding holidays. Any move that continues past these hours will result in a charge equal to the hourly rate for the porter or superintendent. However, no move may proceed after 5:00 pm under any circumstances. The passenger elevator may not be used for the moving of any household goods at any time. All moves must go through the service entrance. A certificate of insurance must be provided by the moving company and must name Orsid Realty Corp., and 200 east 16th street Housing Corp. as additionally insured.
2. The public halls and stairways of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building, and the fire towers shall not be obstructed in any way.
3. No public hall above the ground floor of the building shall be decorated or furnished by an lessee in any manner without the prior consent of all of the lessees to whose apartments such hall 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 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. The lessor and its agents and their authorized workmen shall be permitted to visit, examine, or enter the apartment and any storage space assigned to lessee at any reasonable hour of the day upon notice, or at any time and without notice in case of emergency. 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 car-pet beetles, the cost thereof shall be payable by the lessee, as additional rent.
6. No sign, notice, ads or illumination shall be 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 Agent.

HOUSE RULES (CONTINUED)

7. No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills of the building.
8. No bicycles, scooters or similar vehicles shall be allowed in a passenger elevator and baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passage- ways, areas or courts of the building.
9. Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent 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, rags 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 is shall have been caused.
11. Any shareholder may have dogs, cats or birds as pets provided such pet does not create a nuisance. In no event shall dogs be permitted on elevators or on the public portions of the building without a leash or carried. No pigeons, bird or animals shall be fed from the windowsills, terraces, balconies or other public portions or on the sidewalks or street adjacent to the building.
12. 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.
13. The lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
14. 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
15. No lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the lessor.
16. No awnings 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.
17. 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 eighty (80) percent of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, and closets.
18. No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.
19. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the lessor.