

BOOTH STREET OWNERS CORP

Revised 1/01/2015

- 1- CONTRACTORS – All structural work must be approved by the Board prior to the beginning of work. All Shareholders or tenants who are having an outside contractor in their apartment must notify the Superintendent 24 hours before the work begins. Apartments above, below and on either side must receive written notice from the shareholder 3 days before the work begins on any structural work that is being done with a copy to the Board.

Hours of work are 8:30 a.m. to 4:00 p.m., Monday to Friday. All contractors will be required to leave the building no later than 4:15 p.m. No work on Federal or religious holidays.

The Board will not allow any construction by the company called "The Kitchen Company", 68 Jay St, Brooklyn, NY 11201, phone 718-41-8815, cell, 917-280-2455.

Any debris resulting from work done must be removed by the contractor doing the work. There will be a \$50.00 minimum charge if building staff has to do any clean-up.

- 2- UNIT ACCESS – The Superintendent must have the ability to enter all apartments in the event of an emergency. You may either: (1) give the Superintendent a key, or (2) leave a key with someone in the building who is always available (you must notify the Superintendent of the person who has the key). If there is an emergency and you have not provided for the building staff to enter, you will be charged for all locksmith costs to gain access.
- 3- LATE CHARGES – There is a \$75.00 charge for all payments received after the 15th of the month. Any shareholder more than three (3) months in arrears will be placed with the corporation's attorney for collection. All costs of collection are borne by the delinquent shareholder.
- 4- PETS - No pets shall be kept or harbored in the building unless the same in each instance is expressly permitted in writing by the Board. Subject to inspection if the board receives complaints.
In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on a leash and they must enter and leave by the service entrance in the basement.

Pets are permitted to visit. You must register them with the Superintendent and they must enter and leave through the service entrance in the basement.
- 5- LAUNDRY ROOM – The laundry room is open from 8:00 a.m. to 10 p.m. daily
- 6- ROOF – No unauthorized access is allowed on the roof at any time.
- 7- INTERCOM – Do not grant access via the intercom extending open doors to anyone entering the building unless you know who it is.
- 8- DELIVERIES – All hand trucks, baby carriages and heavy baggage grocery carts, bicycles, deliveries, etc. must go through the service entrance. Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the building.
- 9- BARBEQUING – No barbequing or open flames permitted on terraces.

10- TERRACE – No one will be permitted to paint, install tiles, indoor/outdoor carpeting or have any area rug covering the terrace floors or to paint the terrace ceiling. No alterations may be made to any terrace without Board approval. The terrace shall never be used for storage or drying of laundry or other inappropriate items.

11- BUILDING KEYS – Each shareholder is given two building keys and additional keys are provided for a fee of \$25. Before the \$500 move out fee is refunded, the two keys must be returned to the Superintendent. Failure to return a key will result in a fee of \$25 for each key not returned.

12- PUBLIC HALLS AND STAIRWAYS – The public halls and stairways of the building shall not be obstructed or used for any purpose other than entering or exiting from the apartments in the building, and the fire towers shall not be obstructed in any way. Inclement weather articles including boots and umbrellas should not be left outside of apartment doorways for the purpose of drying.

No bicycles, mopeds, scooters, wheelchairs or similar vehicles or baby carriages shall be allowed to stand in the public halls, passageways, areas or courts of the building.

13- CHILDREN – Children shall not play or be left unattended in the public halls, courts, stairways or elevators.

14- HALLWAYS – no public hall above the ground floor of the building shall be decorated or furnished by anyone in any manner without the prior consent of the Board.

No article shall be placed in the halls or on the staircase landings nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building.

15- NOISE – No one 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 the Lessees.

No one shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or radio or television loudspeaker in such Lessee's apartment between the hours of 11 p.m. and the following 8 a.m. if the same shall disturb or annoy other occupants of the building.

16- OBJECTS PROTRUDING FROM WINDOWS OR BUILDING EXTERIOR – No awnings, window air conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Board or the managing agent, nor shall anything be projected out of any window of the building without similar approval.

17- SIGNS, NOTICES, ADVERTISEMENTS OR ILLUMINATIONS – No signs, notices, advertisements or illumination shall be inscribed or exposed on any window or other part of the building, except what has been approved in writing by the Board or managing agent.

18- MESSENGERS ETC. – Messengers and trades people shall use such means of entering and exiting as designated by the Board.

19- COMPACTOR ROOMS – Garbage and refuse from the apartments shall be disposed of only at such times and in such a manner as the superintendent or the managing agent of the building may direct. The following rules shall be observed with respect to the compactor room:

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- a) All well debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel
 - b) Debris should be completely drip-free before it leaves the apartment and carried to the compactor closet in a careful manner and in a drip-proof container; then placed in the flue hopper so it will drop into the flue for disposal.
 - c) No bottles or cans shall be dropped down the flue, but shall be cleaned and left in a neat manner in the recycle bins. No food should ever be put into the recycle bins.
 - d) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, oil soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible substance or lighted cigarettes or cigars stubs shall be thrown into the compactor flue.
 - e) Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed through the hopper door panel into the flue.
 - f) The Superintendent shall be notified of any drippings, or moist refuse, appearing on the compactor floor and corridors.
 - g) Any large boxes should be broken down and left in the compactor room in the basement on the A-H side of the building.

20- WATER CLOSET – Water closets, part of the compactor room, and other water apparatus in the building, such as the laundry room, 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 it shall have been caused.

21- WASHING MACHINES – Absolutely no washing machines are allowed.

22- BUILDING EMPLOYEES – No Lessee shall send any employee of the building out of the building on any private business of the Lessee or attempt to provide them managerial direction as they perform their work duties.

23- AERIALS – no radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Board or managing agent.

24- CARS – The Lessee will abide by all arrangements made by the Lessor with the garage operator with regard to the garage and driveways thereto. No vehicle belonging to a Lessee or to a member of the family or guests, subtenant or employee of a Lessee shall be parked in such a manner as to impede or prevent ready access to any entrance of the building by another vehicle. Only cars belonging to Lessee shall be allowed in the garage. There is a courtesy of allowing tenants that do not have permanent spaces to enter the garage to load and unload their car.

No one is permitted to idle their car in the garage. A fine will be issued for any offenders.

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- 25- APARTMENT FLOORS – Unless expressly authorized by the Board of Directors, the floors of each apartment must be covered with rugs or carpeting to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, closets and foyer. Subject to inspection if the board receives complaints.
- 26- OPEN HOUSES – No group tour of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Board or managing agent. Open Houses are allowed by appointment only. No signs are allowed on the streets advertising an open house.
- 27- WINDOWS – The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 10 days after notice in writing from the Board or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for the purpose of cleaning and to charge the cost to the Lessee.
- 28- COMPLAINTS – Complaints regarding the service of the building shall be made in writing to the managing agent of the Board.
- 29- EXTERMINATION OF VERMIN, INSECTS OR OTHER PESTS – The agents of the Board or the managing agent and any contractor or workman authorized by the Board or the managing agent, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary to control or exterminate any such vermin, insects or other pests. If the Board or the managing agent takes measures to control or exterminate, the cost thereof shall be payable by the Lessee as additional rent.
- 30- RENTAL OF APARTMENTS – No apartment shall be rented on a short term basis or advertised on Airbnb or any other online or other service offering short term rentals.
- 31- HOUSE RULES – These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors. Any consent or approval given under these House Rulings by the Board shall be revocable at any time by the Board.

THE BOARD OF DIRECTORS SHALL HAVE THE RIGHT TO INSPECT AN APARTMENT IF IT RECEIVES COMPLAINTS FROM OTHER TENANTS.

THE BOARD OF DIRECTORS SHALL HAVE THE RIGHT TO IMPOSE FINES FOR TENANTS THAT BREAK THESE HOUSE RULES.