

365 BRONX RIVER ROAD OWNERS, INC.

*365 Bronx River Road
Yonkers, New York 10704*

HOUSE RULES

1. 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 escapes shall not be obstructed in any way.
2. Children shall not play in the public halls, (including the planting areas therein), laundry room, garage, paring lot, stairways, fire escape, or elevators.
3. No Occupant 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, comforts or convenience of other Occupants. No Occupant shall play upon or suffer to be played upon any musical instrument or permit to be operated a stereo, radio, DVD, CD player or television loud speaker in such Occupant's apartment between the hours of 11:00 p.m. and 8:00 a.m., or at any other time of the day or evening, if the same shall disturb or annoy other occupants of the Building. 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 8:00 a.m. and 5:00 p.m.
4. Any plumbing, electrical or structural changes to the apartment must be drawn up by a licensed architect, engineer or contractor and these plans, and the contractors' licenses and insurance certificates, and such other documents as the Board may require, must be submitted to the Board prior to any alterations or renovations, as required by Article 21 (a) of the Proprietary Lease. The Board may promulgate further procedures and forms to be executed in connection with apartment alterations or renovations.
5. Moving in or out of the Building and/or deliveries of furniture or other household items shall take place only between the hours of 8:00 a.m. to 5:00 p.m., on weekdays (not including legal holidays) and between 9:00 a.m. to 12 noon on Saturdays. No Sunday move in/out or deliveries are permitted. The rear door only shall be used. Prior permission for move in/move out must be obtained from the Co-op's managing agent or Co-op Board. A 48-hour advanced request is required. One elevator only may be used for the move or delivery, which must have the protective padding installed by the Superintendent prior to the move or delivery. The cost for any damage caused to the elevator or the Building during the move or delivery will be charged to the Occupant who caused or whose agents caused the damage and shall be payable to the Co-op Corporation in the form of additional rent or maintenance and may be deducted from any security deposit required by the Board.
6. Nothing shall be hung or shaken from the windows, terraces, or placed upon the windowsills of the Building, including any hanging wires or wires running from one window to another.
7. 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 managing agent, nor shall anything be projected out of any window of the Building without similar approval.

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The Board or the managing agent shall not unreasonably withhold its consent to the installation of air conditioning units or ventilators, provided that standard Building equipment is used, the method of installation is approved, the contractor installing such equipment is one approved by the Board or the managing agent, the electrical wiring involved is sufficient to support the air conditioner (if electric) involved, and the Occupant agrees to abide by any rules or regulations of the Board or the managing agent in respect of such installation and the use thereof. Air conditioners must be securely bolted in place for safety measures.

8. No sign, notices or advertisement shall be inscribed or exposed on or at any window or other part of the Building, except such as shall have been approved in writing by the Board or the managing agent. There are bulletin boards located throughout the Building and such signs, notices or advertisements can be placed in these locations as permitted by the Board.

9. Bicycles, scooters, baby carriages, and similar vehicles shall not be allowed to stand or be in the public halls, passageways, lobby area or courtyards of the Building. Occupants are not permitted to leave umbrellas, shoes, boots, etc., in the hallways or in the front of their apartment entry doors.

10. Gas operated vehicles such as mopeds, dirt bikes, gas scooters, ATV's, etc., shall not be permitted in any interior portion of the Building or to be stored in any apartment.

11. The use of an oven or kerosene or other non-electrical heater to heat an apartment is strictly prohibited.

12. Messengers and trades people shall use such means of ingress and egress as shall be designated by the Board.

13. Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the Board or the managing agent of the Building may direct.

14. Toilets and other water apparatus in the Building shall not be used for any purposes other than those for which they were *intended*, nor shall any sweepings, rubbish, rags or any other article, especially cat litter, be thrown in the toilets. The cost of repairing any damage resulting from misuse of any water closets or other plumbing fixtures of the Building shall be paid for by the Occupant in whose apartment such damage shall have been caused.

15. No Occupant shall send any employee of the Co-op out of the Building on any private business of the Occupant.

16. No animal shall be kept or harbored in the Building unless expressly requested *in writing and thereafter* permitted in writing by the Board. In no event shall dogs be permitted on elevators, hallways, stairwells, lobby or in any of the other public portions of the Building or its exterior grounds unless on a leash. Dog owners must clean up after their dog, whether inside the Building or on the exterior areas of the Co-op. Receptacles are strategically placed around the Building for disposal. Except for Occupants on the Lobby floor, all dog walkers are

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to use the exit on the first floor. Tenants are not permitted to have dogs under any circumstances, by order of the holder of the unsold shares and subtenants of shareholders are also not permitted to have dogs under any circumstances. The Board may promulgate further rules and regulations regarding permission to obtain any animal or the presence and conduct of the animal while in the Building or the exterior portions thereof. No pigeons or other birds or animals shall be fed from the windowsills, terraces or in the yard, court spaces or other public portions of the Building, or on the sidewalks or street adjacent to the Building.

17. No radio, television aerial, or satellite dish shall be placed on or attached to or hung from or connected through the exterior of the Building without the prior written approval of the Board and only pursuant to such regulations as the Board may establish.

18. No vehicle belonging to an Occupant or to a member of his/her family or to any guest, subtenant or employee of a Lessee shall be parked in such manner as to impeded or prevent ready access to any entrance of the Building by another vehicle or as to impede access to the garage or *in* any space therein not assigned to the Occupant. Any such vehicle will be towed at *its owner's* expense. To alleviate exhaust fumes going into any apartment, all vehicles adjacent to the Building must be parked front facing the Building.

19. Parking on the premises is a privilege, not a right, and parking assignments can be changed or revoked by the Board at any time upon written notice. Vehicles must be parked in the center of the allotted parking space. Drivers and passengers should make a conscious effort to avoid causing damage to other cars when opening car doors. Snow must be shoveled out of the allotted space and away from the adjacent parking space. Cars must be operable, registered, inspected and insured at all times. *No overnight parking of commercial vehicles is permitted.* The Occupant will abide by all rules and regulations made by the Board with regard to the garage, parking lot or the driveways. Garage parking is available to shareholders only. The Co-op is not liable for any break-in or damage to any car, whether parked inside or outside.

20. Occupants are required to notify the managing agent and/or local safety officials if they become aware of any hazardous situation that could cause loss of life and/or injury to fellow residents or property.

21. Occupants shall use the available laundry facilities from 8:00 am until 9:00 pm. The laundry room is open seven days a week. No Occupant may possess or operate a washing machine or Jacuzzi or other jet air type bathtub in their apartment.

22. The floors of each apartment shall be covered with rugs or carpeting and padding of sufficient noise-reducing material and thickness, to the extent of at least 80% of the floor area of each foyer hallway or room excepting only kitchens, bathrooms or closets.

23. No group tour, real estate open house, 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 Board.

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24. Occupants shall keep the windows of the apartment clean and shall arrange for such cleaning by the Board of managing agent if such service is provided. In case of refusal or neglect of the Occupant after written notice from the Board or the managing agent to clean the windows, such cleaning may be done by the Co-op, which shall have the right, by its authorized agents, to enter the apartment for *that* purpose and to charge the cost of such cleaning to the Occupant.

25. Complaints regarding the service or operation of the Building must be made in writing to the managing agent or to *the Board*. No oral complaints can or will be entertained. Legal fees, costs and disbursements incurred by the Co-o resulting from violations of the Proprietary Lease or House Rules shall be charged to the Occupant creating such violations.

26. Any consent or approval given under these House Rules by the Board shall be revocable at any time for any reason.

27. The following rules shall be observed with respect to compactor equipment:

a) All wet debris is to be securely wrapped or bagged in small packages sized to fit easily into the hopper panel. Diapers (adult or children or otherwise) and cat litter must be disposed of in the same manner.

b) Debris shall be completely drip-free before it leaves the apartment and carried to the compactor closet in a careful manner and in a drop proof container; then placed in the hopper door so that it will drop into the hopper flue for disposal.

c) Cartons, boxes, cardboard, crates, sticks of wood or other solid matter shall not be stuffed in the hopper opening or left in the compactor closet floor. Diapers (child or adult) shall be properly wrapped in a secure plastic bag. Under no circumstances shall an unwrapped dirty diaper be thrown into the compactor.

d) Under no circumstances shall carpet sweeping containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the hopper flue.

e) Vacuum cleaner bags shall never be emptied into the flue. Such dust, dirt, etc., should be wrapped in a securely tied bag or package and then placed through the hopper door panel into the hopper flue.

f) Occupants shall comply with all aspects of the recycling laws of the County of Westchester, the City of Yonkers or any regulations of the Board enacted thereunder.

g) No bulk storage items (furniture, appliances, carpeting or other debris) may be disposed of in either the compactor rooms or any other portion of the Building. Occupants

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are responsible to arrange for their being taken from the Building and their disposal. Should the Co-op be required to pay for the disposal of any bulk storage item, then the cost thereof shall be back billed and collected from the Occupant from whose apartment the item originated.

28. No Occupant shall install any plantings or carpeting on any terrace without the prior written approval of the Board. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two (2) inches from any terrace or roof surface, and if adjoining a wall, at least three (3) inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three (3) inches from the parapet and flashing, with the floor or drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Occupant to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. *The Co-op at the Occupant's sole cost and expense* shall repair any damage to the terrace surface caused by an Occupant for any reason.

29. The agents of the Co-op, and any contractor or workmen engaged by the Occupant, 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; or for the inspection of any electrical outlets, pipes, radiators, toilets, showers or other components of the Building's plumbing, heating or electrical systems.

30. No one shall be permitted on the roof for any reason unless directed so by emergency or safety officials.

31. No one shall be permitted on the fire escapes for any reason other than to evacuate the Building during an emergency. *No cooking* equipment, barbeques, open fires, planters or any item shall be placed on any fire escape. Windows with access to fire escapes shall not be blocked from the inside by air conditioners, anti-theft devices or any other item. No window air conditioner may extend beyond the windowsill onto the area of any fire escape.

32. No one shall be permitted to tamper with or cause to disarm any apartment or public smoke and /or carbon monoxide detectors. All residents shall be required to obtain and maintain such smoke and/or carbon monoxide detectors in their apartments as required by law.

33. Disputes between residents should be worked out between the parties involved. If these efforts fail, then a written request for intervention may be addressed to the Board , which shall be under no obligation to intervene except as required by the Proprietary Lease.

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34. Smoking or carrying a lighted cigarette/cigar on any interior of the common area is strictly forbidden. Disposal of cigar or cigarette butts on any interior or exterior common area is prohibited except in public ashtrays as may be provided.

35. These House Rules may be added to, amended, modified, or repealed at any time by resolution of the Board.

36. Violations of any of these House Rules shall be deemed a material breach of the Proprietary Lease. Offenders shall be subject to such sanctions as provided in the Proprietary Lease, including but not limited to termination of the Proprietary Lease, summary (eviction) proceedings and the imposition of administrative monetary charges. The amount of the administrative charge shall be determined by the Board and once imposed on the offending shareholder's account, shall be due and collectible as additional maintenance.

Rev. April, 2005