

ALLENDALAPARTMENTS, Inc.

34-24 82nd Street

Jackson Heights, NY 11372

HOUSE RULES

1. The public halls and stairways of the Building shall not be obstructed or used for any purpose other than to leave or enter the Apartment in the Building. Fire escapes shall not be obstructed in any way.
2. The roof is off limits at all times. Outdoor antennas and satellite dishes are prohibited. If repair needs to be made to an existing antenna, contact the superintendent to gain access.
3. Children shall not play in the public halls, courts, stairways, fire escapes, elevator, roof, or basement areas.
4. No public hall above the ground floor of the Building shall be decorated or furnished by any Resident in any manner without the prior consent of all the Residents of those Apartments such hall serves as a means of entry; in the event of disagreement among such Residents, the Board of Directors shall decide.
5. No Resident 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 Residents. No Resident shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or radio or television loud speaker in such Resident's Apartment between the hours of 11:00PM and the following 8:00AM. 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 8:30AM and 5:00PM.
6. No article shall be placed in the halls or on the staircase landings, or fire escapes, nor shall anything be hung or shaken from the doors, windows or placed upon windowsills of the Building.
7. No air conditioner, ventilators, dishwasher, apartment alarm systems, non-building standard refrigerator or range, or any other appliances shall be installed in any Apartment without the express written approval of the Management or Managing Agent in each instance.
8. No sign, notice, advertisement or illumination 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 Management or the Managing Agent.
9. No bicycles, scooters, or similar vehicles shall be allowed in the elevator. Baby carriages and all the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways or courts of the Building.
10. Messengers and trades people must use the service entrance located on the south side of the building which has been designated by Management.
11. All deliveries and moving in and out of the Building shall take place only between 8:30AM and 5:00PM, Monday through Friday and between 9:00AM and 12:00PM on Saturday. The Superintendent shall receive 24 hours advance notification of move in or move out.
12. Bulk garbage and refuse from 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.
13. Toilets and other water apparatus in the Building shall not be used for any purpose other than those for which they are constructed, nor shall any sweeping, rubbish, rags or any other article be thrown into toilets. The Resident in whose Apartment the damage has occurred shall pay for the cost of repairing any damage resulting from misuse of any toilet or other apparatus.
14. No Resident shall send any employee of the Management out of the Building on any private business of a Resident.
15. No bird or animal shall be kept or harbored in the Building unless the Management expressly permits

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the same in each instance in writing. In no event shall dog be permitted in the elevator or in any of the public portions of the Building unless carried or on a leash. No pigeons or other birds or animals shall be fed from the windowsills, in the backyard, garden, court spaces or other public portions of the building, or on the sidewalks or street adjacent to the building.

16. No radio, satellite dish or television aerial shall be attached to or hung from the exterior of the Building.

17. The Residents shall use the available Laundry facilities and Basement between 7:00AM and 9:00PM or during any other hours as may be designated by the Management or the Managing Agent.

18. The Management shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

19. The law states the floors of each Apartment must be covered with rugs and carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floors of each room excepting only kitchens, pantries, bathrooms, closets and foyer.

20. 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 Management or Managing Agent.

21. The Resident shall keep the windows of the Apartment clean. In case of refusal or neglect of the Resident during 10 days after notice in writing from the Management or Managing Agent, which shall have the right by its officers or authorized agents to enter Apartment for the purpose and to charge the cost of such cleaning to the Resident.

22. Complaints regarding the service of the Building shall be made in writing to the Managing Agent.

23. Any consent or approval given under these House Rules by the Management shall be revocable at any given time.

24. The following rules shall be observed with respect to the Compactor Room:

- a. All wet debris is to be securely wrapped or bagged in small package size to fit easily into the incinerator door.
- b. Debris should be completely drip-free before it leaves the Apartment and carried to the Compactor Room in a careful manner and in a drip-proof container, then placed into the incinerator so it will drop in to the flue for disposal.
- c. All recyclables shall be disposed of in accordance with the Recycling Regulations and in the containers or areas as provided and directed.
- d. Furniture, large items, cartons, boxes, crates, sticks of wood, clothes or other solid matter shall not be left in the Compactor Room or put into the flue. These items must be left in a neat manner in the basement near the elevator. Notify Superintendent before doing so.
- e. Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, flooring, 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 compactor flue. All of these items shall be placed in the garbage cans in the basement (of course, not the cigarettes or cigars).
- f. Vacuum cleaner bags must never be emptied into the incinerator. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and placed into the flue.
- g. The Superintendent shall be notified of any drippings, or moist refuse appearing on compactor floor and corridors.

25. The Agents or Management, and any contractor or workman authorized by Management, may enter any Apartment at any reasonable hour of the day for the purpose of inspecting such Apartment to ascertain

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whether measures are necessary or desirable to control or exterminate any such vermin, insects or other pests. If the Management takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Resident, as additional rent.

26. All Apartment entrance doors are self-closing, pursuant to NYC Fire Department Regulations. Doors shall not be restricted in closing or left in an open position. Household odors shall not be permitted to vent into common areas.

27. Management shall be notified of any and all internal construction within any apartment. Tenant must supply in writing with mechanical drawings any intended changes to interior walls or flooring. The Board and Management must approval any and all construction.

28. All Contractors must be screened and approved by Management.

29. All tenants are encouraged to use the rear garden. Garden hours are 9:00AM – Sundown. Please be mindful of tenants on first floor.

30. Bar-B-Que's or grills are not allowed in the Garden at any time.

31. The Fire Door to the Garden MUST remain CLOSED AT ALL TIMES for the safety and security of all tenants. The front door key to the building will gain access.

32. Permission must be obtained from Management before any Air Conditioning device is installed. All installations are subject to Management and/or Building Staff inspections to assure all safety guidelines have been met.

33. Allendale Apartments does not endorse the subletting of apartments. The Board of Directors reserves the right to approve on a case by case basis under certain circumstances.

34. These HOUSE RULES may be added to, amended or repealed at any given time by resolution of the Board of Director of the Management.

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AGREEMENT

TENANT UNDERSTANDS AND AGREES TO COMPLY WITH
ALL RULES AND REGULATIONS OF HOUSE RULES.

Agreed to by:

Resident/Tenant Date

Resident/Tenant Date

Managing Agent Date