

HUDSON PARK COOPERATIVE APTS. INC.

The Board of Directors of the Hudson Park Cooperative has established the following rules and regulations to assure that the cooperative is maintained in a safe, clean and thoroughly presentable manner. The intent is to also assure that the interests, comfort, and convenience of all shareholders are addressed by requiring appropriate standards of conduct by each and all of the shareholders. Your support and adherence of the following rules and regulations is solicited:

1. The use of the lawns or grass plots for any purpose whatsoever is prohibited. No person shall walk or play on grass or planted areas, or trample or destroy shrubbery.
2. The sidewalks, entrances, walkways, elevator and lobby must not be obstructed or encumbered. Congregating or loitering in front of the building entrances, in the lobby or in the public halls is prohibited.
3. Children shall not play in the public halls, lobby, stairways or elevator.
4. Smoking is prohibited in all common areas, including the front and sides of the building outside.
5. No signs, advertisement, notices, or other lettering shall be exhibited, inscribed, painted or affixed in any manner by any shareholder or occupant on any part of the inside or outside of the building, or any part of the corporation property, nor shall anything be attached to, or be permitted to extend beyond, the outside walls of the building, except as expressly authorized in writing by the Board of Directors.
6. Baby carriages, carts, and bicycles may not be left unattended in the public halls, lobby, stairways, or elevator.
7. No article may be placed in the halls or on the staircase landings, nor may anything be hung or shaken from the doors, or windows, or placed upon the windowsills of the building. No shareholder or occupant may obstruct any fire escape or stairwells with any object.
8. The corporation must retain a passkey to each apartment. If the corporation is not provided with a duplicate key and an emergency occurs which requires access to the apartment, the shareholder will be liable for all expenses arising out of entry into the apartment by the corporation's employees or agents, including, but not limited to, the expenses of locksmith and costs of repairing or replacing damaged doors and hardware. If a shareholder or occupant changes the lock(s) to an apartment, the shareholder of that apartment is responsible for making sure that the superintendent is provided with a new set of keys for the replacement lock(s).
9. No employee of the building shall be sent out of the building or off the premises by any shareholder or occupant or asked to do cleaning or other work for any shareholder or occupant during his regular working hours. Employees may perform work of a personal nature for shareholders or occupants only during the employees' off-duty hours. The Cooperative, Board of Directors or Managing Agent assumes no responsibility for liability for any such work.
10. No shareholder or occupant may make or permit any unreasonably loud noises in the building or do or permit anything to be done therein that will unreasonably interfere with the rights of other shareholders or occupants between the hours of 10:00 p.m. and the following 8:00 a.m. Musical instruments, televisions, radios, other electronic audio equipment, power tools, other sound-generating appliance or equipment may not be used during this time if the sound generated by such operation or

use can be heard in other apartments. Shareholders or occupants may not bang or stamp on the walls, floors or ceilings of their apartments because of noise emanating from an adjoining apartment. If unreasonably loud noises are emanating from another apartment, the shareholder or occupant who is disturbed by such noise should attempt to contact the offending shareholder or occupant by telephone or by knocking on the apartment door of the offending shareholder or occupant, or should notify appropriate law enforcement authorities and/or the building superintendent or managing agent.

11. No construction or repair work or other installation involving noise may be conducted in any apartment except on weekdays (not including legal holidays) between the hours of 8:00 a.m. and 5:00 p.m. Any shareholder planning construction in their unit with the exception of painting must submit a renovation application to the managing agent prior to beginning such construction. Emergency repairs outside of permitted hours will be considered on a case-by-case basis by contacting the managing agent.

12. All moving activities and deliveries of large items must occur between 9:00 a.m. and 5:00 p.m., Monday through Friday. Moves and deliveries are not permitted on weekends and holidays. Shareholders are required to schedule all move-ins, move-outs or deliveries at least two business days in advance. Additionally, a certificate of insurance from the moving or delivery company must be submitted prior to the scheduled activity.

13. A late fee of \$50 will be assessed for any monthly maintenance payments not received by the due date. Shareholders who are delinquent in maintenance charges for three months or more may be referred to the corporation's legal counsel for collection. All legal fees incurred by the corporation as a result of such collections will be the responsibility of the shareholder.

14. No person shall be permitted on the roof of the building for any purpose.

15. No shareholder or occupant may attach an antenna or satellite dish to, or hang an antenna or satellite dish from, the exterior of the building or place an antenna or satellite dish on any common area of the corporation's property, or on any object extending out of any apartment (e.g., on an air conditioning unit).

16. Garage doors shall be kept closed at all times. Children are prohibited from being in the garage or parking area unless accompanied by an adult.

17. All parking spaces are assigned. Any car parked in a parking space not assigned to that car will be towed away at the owner's expense. Washing of vehicles in the garage is prohibited.

18. No vehicle may be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.

19. No bird or animal shall be kept or harbored in the building or brought into the building by any shareholder, occupant, employee or guest of a shareholder or occupant unless the presence in the building of that particular bird or animal is expressly permitted in writing by the Board of Directors; such permission shall be revocable by the Board of Directors. Written permission granted by the Board of Directors for the presence of a bird or animal will apply only to a particular bird or animal (which will be described in the written permission by name, if applicable, and physical attributes) and will not apply to any additional birds or animals or the successors of a particular bird or animal upon the death or disappearance of such bird or animal. Before any additional or successor bird or animal is brought into the building, written permission must be obtained from the Board. In no event may any bird or animal

be permitted on an elevator or in any of the public portions of the building unless carried, on a leash, or in a cage, as applicable. No pigeons or other birds or animals may be fed from the windowsills or in the yard, court spaces or other public portions of the building, or on the sidewalks or street adjacent to the building.

20. Unless otherwise expressly authorized by the Board of Directors in writing, the floors of each apartment shall be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, bathrooms and closets.

21. Shareholders and occupants may use the available laundry facilities only upon such days and during such hours as may be designated. The laundry facilities are explicitly for the use of the shareholders and authorized occupants of the building.

22. 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 managing agent.

23. Complaints regarding the service of the building shall be made in writing to the managing agent.

24. The following rules shall be observed with respect to the compactor and refuse:

(a) All wet debris is to be securely wrapped or bagged in small packages.

(b) Debris should be completely drip-free before it leaves the apartment and carried in a careful manner to be placed in the hopper.

(c) No bottles or cans shall be dropped down the hopper.

(d) Cartons, boxes, crates, sticks of wood and other solid matter shall not be placed into the hopper. Small items of this nature may be left in a neat manner in the designated bins. Bulky items should be brought down to the trash room.

(e) Under no circumstances should carpet sweepings, floor scrapings, plastic wrappings or covers, oil-soaked rags, empty paint or aerosol cans, camphor balls or flakes, or any other inflammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the hopper.

(f) Vacuum cleaner bags must be wrapped in a securely tied bag or package before being placed in the hopper.

(g) The superintendent shall be notified of any drippings or moist refuse appearing on the closet floor or Corridors.

25. The managing agent, upon reasonable notice to the shareholder, may enter an apartment at a 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 or to ascertain if excessive storage of any material may cause a life, fire or floor load condition which may jeopardize the safety of those and/or other shareholders or the safety of the building in general.

26. Use of the recreation room shall be at such times and in such manner as the managing agent of the building or the Board of Directors may direct.

27. Care must be taken with the installation of air conditioning units. Air conditioning units may not be connected using standard extension cords. If any questions arise regarding appropriate electrical outlets or connections, shareholders shall seek the advice of the superintendent or the managing agent. Additionally, only appropriate window air conditioning units are to be used: portable units are expressly prohibited.

28. Each shareholder shall require each family member, guest, or employee of the shareholder or of any occupant of, or any guest in, the shareholder's apartment to obey these rules and regulations. Shareholders shall be liable for violations of these rules and regulations by any of their family members, guests and employees and by any occupant and guests in their apartments.

29. Subletting is not permitted without the consent of the Corporation, per ARTICLE 7 of the OCCUPANCY AGREEMENT. Shareholders who sublet without prior approval of the Corporation will be subject to fines in the amount of the equivalent of 1 month's maintenance charge for every month the unapproved sublet is in effect.

30. These rules may be added to, amended or repealed at any time by resolution of the Board of Directors.

APPENDIX A

REGULATIONS FOR HOLIDAY DECORATIONS IN THE LOBBY AREA

The following guidelines for holiday lobby decorating prioritize safety, inclusivity, and clear communication, with final decisions resting with the co-op board.

Decorating the lobby area is permitted, subject to the following:

Formation of a Decorating Committee

Prior to any decorating activities, a sign-up form will be posted on the bulletin board outside the laundry room soliciting shareowner volunteers for a decorations committee. The committee will name a committee chair and communicate that selection to the Board of Directors, prior to decorating activities.

Coordination with building Superintendent

The Decorating Committee chair will coordinate with the building Superintendent as needed activities related to the setup, maintenance and removal of holiday decorations.

Community and general rules

- **Tasteful displays:** Decorations should be in good taste and in good repair. Avoid overly distracting or noisy displays.
- **Inclusivity:** Be mindful of religious inclusion. Our community has diverse cultural and religious traditions.
- **Keep it simple:** Avoid overwhelming the space. A few well-placed, tasteful decorations are better than a cluttered display.

Timing rules

- Decorations for the winter holiday season (Christmas, Hanukkah, Kwanzaa, New Year's) can be set up after Thanksgiving and are to be taken down by January 15th.
- Lighted displays are to be set on timers and shut off nightly from 11 p.m. – 7 a.m..

Safety Rules:

- Use unbreakable, non-glass decorations.
- Use flame-retardant / non-combustible decorations.
- When putting decorations on walls, use authorized putty, not tape or sharp objects such as tacks or staples. Existing picture hangers may be used for heavier items, but must be coordinated with the building Superintendent.
- UL-approved holiday lights and extension cords must be used.
- Extension cords, if used, must be no longer than six feet, connected to a surge protector before being plugged into the wall and tucked behind the decorations.
- No decorations blocking exit signs, fire alarms, fire extinguishers, sprinklers or emergency exits.
- Do not black out windows or cover windows with any decorations.
- No lighted candles.
- No stapling of cords to walls.
- Do not overload outlets or run cords under carpets.
- No hanging decorations from the ceiling.
- No inflatable decorations.