

**199 BRONX RIVER OWNERS CORP. - HOUSE RULE RESOLUTION
NOTICE PROHIBITING DEVICES UTILIZING LITHIUM BATTERIES**

Whereas, the Board of Directors of 199 Bronx River Owners Corp. ("Corporation" or Board of Directors") has serious concerns with respect to fire safety issues, in conjunction with avoiding fire hazards relative to devices utilizing Lithium Ion Batteries. Accordingly, the Board of Directors has determined that is in the best interests of its residents to adopt, promulgate and amend the House Rules to implement and establish a prohibition regarding devices utilizing Lithium Batteries to protect the residents and safeguard building.

Whereas, the Board of Directors of the Corporation has adopted Lithium Battery Prohibition House Rule, as follows:

House Rule: Prohibition Devices Utilizing Lithium Batteries

The Board of Directors of the Corporation hereby prohibits the use, operation, storage and/or charging of any electric bicycles, scooters, hover boards or similar e-mobility devices or vehicles or parts thereof, (an "Li Vehicle") using lithium-ion batteries in the apartment, on the terraces, balconies or any other places appurtenant to the Apartment, or in the common areas of the building (including but not limited to the public halls, lobbies, basement, storage area, garage, elevator, vestibules and staircases) (collectively, the "Property").

As such, no Lessee shall permit any Li Vehicles (whether belonging to Lessee or their guests, employees, agents, visitors, tenants, sublessees or licences) (collectively, "Guests") to be brought into, kept, used, operated, charged or stored in the Property. In the event a violation of the foregoing House Rule results in a fire at the Property, the Lessee who brought in or permitted the Li Vehicle into the Property or whose Guests brought the Li Vehicle into the Property, shall be responsible and liable for the damages resulting from the fire.

Notwithstanding the foregoing, this House Rule shall be deemed to be inapplicable for Lessees, members of their immediate family and Guests that utilize lithium batteries in wheelchairs or mobility devices specifically designed for and/or utilized by persons that are handicapped or disabled.

AND IT BE FURTHER RESOLVED THAT, a copy of this Resolution shall be furnished to each Shareholder, and this House Rule Resolution is effective immediately, as of January 1, 2023. The failure and/or refusal to act in compliance with this Resolution shall be a violation and constitute a material default and substantial breach of the Proprietary Lease. Accordingly, the Board of Directors reserves all of its rights and remedies under the Proprietary Lease.

Dated: January 1, 2023

199 BRONX RIVER OWNERS CORP.

By: Board of Directors