

## 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.

(2) The balconies shall not be obstructed in any way.

(3) No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.

(4) Children shall not play in the public halls, courts (including the planting areas therein), stairways, fire escapes or elevators and shall not be permitted on the roof.

(5) No public hall of the building shall be decorated or furnished by any Lessee.

(6) No Lessee shall make or permit any disturbing noises in the building or do anything or permit anything to be done therein which will interfere with the rights, comfort or convenience of other lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker in such Lessee's apartment between the hours of 11:00 p.m. and the following 8:00 a.m. 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 8:30 a.m. and 5:00 p.m. The Lessee shall install floor coverings, with liners, throughout the apartment (except in the kitchen and bathroom(s)) in the form of carpet and/or area rugs, within thirty (30) days after occupancy.

(7) 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 or windows, or placed upon the window sills of the building.

(8) 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 Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval. The Lessor or the managing agent shall not unreasonably withhold

their consent to the installation of air conditioning units or ventilators provided that standard building equipment is used, the contractor installing such equipment is one approved by the Lessor or the managing agent, the electrical wiring involved is sufficient to support the air conditioner or ventilator (if electric) involved, and the Lessee agrees to abide by any rules or regulations of the Lessor and the managing agent in respect of such installation and the use thereof.

(9) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building.

(10) Garbage and refuse from the 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.

(11) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.

(12) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the building.

(13) Trunks and heavy baggage shall be taken in or out of the building through the service entrance.

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

(15) Water closets and other water apparatus in the buildings 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.

(16) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(17) No bird or animal shall be kept or harbored in the building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall

be revocable by the Lessor. In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(18) No radio, citizen's band or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(19) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.

(20) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

(21) 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 Lessor or its managing agent.

(22) The Lessee shall keep the windows of the apartment clean or shall arrange for such cleaning by the Lessor if Lessor provides such service. In case of refusal or neglect of the Lessee during ten (10) days after notice in writing from the Lessor 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 and to charge the cost of such cleaning to the Lessee.

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

(24) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(25) No Lessee shall install any plantings on any terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness or standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three 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 inches from the parapet and flashing, with the flow of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition.

(26) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle or as to impede access to the garage or any space therein not assigned to the Lessee.

(27) The agents of the Lessor, and any contractor or workman authorized by the Lessor, 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. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(28) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

2 Bronxville Road Owners, Inc.

Amendment to the House Rules:

(29) All children under three (3) years of age must wear waterproof diapers (designed for swimming) and/or rubber swimming trunks at all times while in the pool. No person (s) is permitted to urinate or defecate in the pool and any violator of same, or in the case of a child, the parent or guardian thereof, shall be responsible for any and all damage arising to the Apartment Corporation ("Lessor") by reason of breach of this house rule, including, but not limited to, all costs, charges, penalties, loss of income, as well as the cost of cleaning, purifying and testing the water and/or pool incurred by the Apartment Corporation ("Lessor").

2 BRONXVILLE ROAD OWNERS, INC.

AMENDMENT TO HOUSE RULES

30. Every Lessee shall install and maintain within the Lessee's apartment, at the Lessee's sole cost and expense, operable smoke detectors in compliance with all applicable provisions of New York State and the City of Yonkers Laws, including, but not limited to, Section 378 of the Executive Law of the State of New York, as well as carbon monoxide sensors/alarms in compliance with all applicable provisions of New York State and the City of Yonkers Laws, including, but not limited to, "Amanda's Law", Subdivision (d) of Section 1220.1 in Part 1220 of Title 19NYCRR of the State of New York. Notwithstanding the foregoing, the Lessor, upon written request, will initially provide a carbon monoxide sensor to any Lessee of record as of April 13, 2010, who requests same on or before June 30, 2010, but the cost to maintain and replace and repair same shall remain with such Shareholder. Upon written request, of Lessor, a Lessee shall certify in writing to the Lessor that the Lessee is in compliance with the provisions of this House Rule, and the failure to do so, shall be a violation of the Proprietary Lease.

Effective April 13, 2010

# GARTHCHESTER REALTY LTD.

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209 Garth Road, Scarsdale, New York 10583 (914) 725-3600 Fax (914) 725-6453

Date: April 22, 2013

To: All Residents of Bronxville Road Owners, Inc.

Re: Pet Policy

Please be advised that the Pet Policy that was adopted on March 1, 2013 has been revoked.

The existing pet policy is located on page 139-140 paragraph 17 of the Proprietary Lease under House Rules. However, we would like to remind everyone of the responsibility involved in the ownership of a pet at 2 Bronxville Road:

- Pets must be on a leash or carrier while in any common area of the building.
- No pet is permitted to urinate or defecate in any of the common areas of the building. If your pet should have an accident in any of the common areas, you are responsible to clean the area.
- If odor is emanating from your apartment, please take the prompt and necessary steps to eliminate the odor.
- Residents who own pets are responsible to curtail any excessive noise (for example, barking) from such pets, even when the resident is not home.
- You must notify the Board of Directors when you are getting a pet or have lost a pet and wish to replace it. It is at the Board's discretion whether or not a pet will be approved to live in the building.

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# Garthchester Realty

[www.GarthchesterRealty.com](http://www.GarthchesterRealty.com)

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Scarsdale New York 10583  
(914) 725-3600 F:(914) 725-6453

98-20 Metropolitan Ave. Suite 1  
Forest Hills, New York 11375  
(718) 544-0800 F:(718) 520-7673

February 5, 2018

To: Residents of 2 Bronxville Road  
From: Oscar Szomor *o.s.*  
Re: Amendment to the House Rules – Parking Privileges

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Please be advised that the Board of Directors Amended the House Rules. Please keep this memo with your records.

"The Board of Directors of the Lessor hereby reserves all rights and remedies to curtail, suspend, revoke and/or terminate the privileges of a Shareholder or resident to use the parking lot, parking and garage spaces if the Shareholder is in arrears for a period of sixty (60) days or if the driver or owner of the vehicle otherwise violates the Parking Rules, including but not limited to excessive speed, dangerous and unsafe driving or improper parking, as determined in its sole discretion of the Lessor. As such the Board of Directors has the right to reassign the parking or garage space of a Shareholder or resident and tow or boot the vehicle.



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March 22, 2018

To: Residents of 2 Bronxville Road  
From: Oscar Szomor *O.S.*  
Re: Amendment to the House Rules – Washing Machines and  
Clothes Dryers are Prohibited

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Please be advised that the Board of Directors Amended the House Rules. Please keep this memo with your records.

The use or keeping or operation of a washing machine or a clothes dryer in an apartment is strictly prohibited, unless approved in writing by the Corporation, which approval will only be granted, if at all, in the sole discretion of the Corporation. Any such consent, if given, may be conditional and revocable, and is not transferable.



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November 6, 2019

To: All Residents of 2 Bronxville Road  
From: Oscar Szomor *O.S.*  
Re: Amendment to the House Rules – Portable A/C Units are Prohibited

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Please be advised that on September 10, 2019, the Board of Directors, at its Meeting, voted to amend House Rule 8, by inserting the following language at the end of the existing Paragraph. As such, said House Rule is now so revised, with the following language inserted at the end of such Paragraph.

No portable air conditioning unit may be used in the apartment (unit) without the express written consent of the Lessor, or its Managing Agent.



# Garthchester Realty

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(718) 544-0800

April 18, 2022

To: All Residents of 2 Bronxville Owners  
From: Oscar Szomor  
Re: Amendment to the House Rules - Carpeting Requirement

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Please be advised that the Board of Directors Amended the House Rules with following addition to paragraph 6. Please keep this memo with your records.

“The Lessee shall install carpeting with not less than 3/8<sup>th</sup> inch thick padding in 80% of the floor area of each room of the apartment excepting the kitchen and bathroom.”

Thank you for your cooperation regarding this matter.

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**2 BRONXVILLE ROAD OWNERS CORP.**  
**NOTICE PROHIBITING DEVICES UTILIZING LITHIUM BATTERIES**

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Whereas, the Board of Directors of 2 Bronxville Road 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 for the damage 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 February 16, 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: February 16, 2023

2 BRONXVILLE OWNERS CORP.  
By: Board of Directors

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**2 BRONXVILE ROAD OWNERS CORP.  
NOTICE PROHIBITING HEAT LAMPS A/K/A GROW LIGHTS**

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Effective March 14, 2023, heat lamps, also known as grow lights, which are commonly used for the cultivating of cannabis or other plants, are banned from the Building and every apartment therein.

Dated: March 14, 2023

2 BRONXVILLE OWNERS CORP.  
By: Board of Directors