

**FAIRFIELD OWNERS
CORP.**

HOUSE RULES

AMENDED JANUARY 2024

1. The public halls, stairways and lobby of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building. Use of the lobby shall be limited to ingress and egress. It shall not be used for social purposes, unless approved by the Board of Directors.
2. Children shall not play in the lobby, public halls, courts, driveway, parking lot, stairways, and elevators, or on the roof of the building.
3. No decoration of public space or placing of any objects in hallways is permitted.
4. No Lessee shall make or permit anything to be done therein, which will interfere with the rights, comfort, or convenience of other Lessees. No Lessee shall play any musical instrument or permit to be operated a stereo or radio or television loudspeaker 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 – such work will not be permitted on legal holidays, holiday vacations when tenants are expected to be home on vacation and only between the hours of 9:00 a.m. and 5:00 p.m.
5. The floors of each apartment must be covered with carpeting with padding or equally effective noise-reducing material, to the extent of eight percent (80%) of the floor area of each room except kitchens, pantries, bathrooms, and closets. Decorative carpeting under the bed or dining table is not considered coverage of common walking areas. This must be performed within thirty (30) days of moving in. Access to inspect for compliance is required. Thereafter, your move-in deposit of \$2500 will be returned if found to be in compliance. If not in compliance upon expiration of thirty (30) days after move-in, your move-in deposit is subject to forfeiture.
6. No article, such as doormats, umbrellas, shoes, or rubber boots, shall be placed in the halls or on the staircase landings or elevators, nor shall anything be hung or shaken from the doors, windows or roofs or placed upon the windowsills or ledges in the building. No bicycles, scooters, strollers, baby carriages or other wheeled items shall be allowed to stand in public halls, passageways, areas of courts of the building. Anything left outside an apartment is subject to removal by building personnel.
7. 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 Board of Directors or the Managing Agent.
8. Messengers and trades people shall use such means of entrance and exit as shall be designated by the Board of Directors or the Managing Agent.

9. Except for U.P.S. or other small parcels, supermarket and food deliveries, all other items of every kind must be delivered only at the service entrance to the building
10. No resident shall hire or utilize the services of any building employee for private business during that employee's workday.
11. No bird or animal shall be kept or harbored in the building unless the same in each instance is expressly permitted in writing by the Board of Directors or the Managing Agent; such permission shall be revocable by the Board of Directors or Managing Agent in their sole discretion, at any time. In no event shall any animal be permitted 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 windows, in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building. All pets must be leashed at all times and walked through the service entrance of the building only. (See #19)
12. No radio, television aerial or satellite dish shall be attached to or hung from the exterior of the building.
13. No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale or tag sale be held in any apartment without written consent of the Board or its Managing Agent. Rules for these events must be obtained from the Managing Agent. Resident is responsible for strict adherence to said rules.
14. Residents shall keep the windows of their apartments clean and covered by white or by off white blind or shades as deemed acceptable by the Board of Directors. In case of refusal or neglect of a resident during 10 days after a notice in writing from the Managing Agent or the Board of Directors to clean windows, such cleaning may be done by the Managing Agent and/or the Board of Directors, which shall have the rights, by its officers or authorized agents, to enter the apartment for the purpose of cleaning the windows and to charge the cost of such cleaning to the Resident/Shareholder.
15. Complaints and questions regarding the service of the building shall be made in writing to the Managing Agent.
16. The Managing Agent, and any contractor or workman authorized by said agent, 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 repair plumbing, electrical, or any other building equipment or to control or exterminate any vermin, insects, or other pests and for the purpose of taking any measures deemed necessary.
17. The use of clothes, washing machines and dryers within individual apartment are prohibited

18. Micro-mobility Vehicles/Lithium-Ion Batteries - Effective April 1st, 2023, no electric bicycles, scooters, or similar micro-mobility devices or vehicles, but not including wheelchairs (an "LI Vehicle") using lithium-ion batteries are permitted in any Apartment or any other spaces appurtenant to the Apartment, or in the common areas of the building (including but not limited to the public halls, lobbies, basement, elevator, vestibules and stairways) (collectively, the "Property"). No Lessee shall permit any LI Vehicles (whether belonging to the Lessee or to occupants residing with Lessee or to their guests, employees, agents, visitors, tenants, sublessees or licensees) (collectively, "Guests") to be brought into, kept, charged or stored in the Property. In the event a violation of the foregoing policy results in a fire at the Property, the Lessee who brought the LI Vehicle into the Property or whose Guests brought the LI Vehicle into the Property, shall be responsible for all property damage and bodily injury, including death, resulting from the fire. The building staff has been instructed not to allow any such device onto the premises. The specific fine for violation of this new House Rule is \$500.

19. Please see attached Pet Policy Rules (attached)

20. These House Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors. Any consent or approval given under these House Rules by said Board of Directors or its Managing Agent shall be revocable at any time.



Garthchester Realty

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January 22, 2024

The House Rules and Pet Policy apply to all Shareholders and Tenants. If administrative or legal fees are incurred in the enforcement of any rule, the Shareholder and/or Resident will be charged accordingly.

Please review/read and keep the attached House Rules & Pet Policy .

Please sign and return **this page only** and return to Michele Liddy to confirm you have read the current dated January 2024 House Rules and Pet Policy:

- By email michele@garthchesterrealty.com
- By fax 914-725-6453
- Hand Deliver to Superintendent
- Mail to Garthchester Realty, 440 Mamaroneck Ave., S-512, Harrison, NY 10528

NAME

APT #

DATE