

260 WEST BROADWAY CONDOMINIUM HOUSE RULES

1. The sidewalks, entrances, passages, courts, public halls, elevators, vestibules, corridors and stairways of the Building shall not be obstructed or used for any other purpose than ingress to and egress from the units.
2. No article shall be placed in any of the halls or on any of the staircase or fire tower landings, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors, windows or balconies or placed upon the window sills of the Building.
3. Children shall not play in the public halls, elevator vestibules, stairways, fire towers or elevators.
4. No public hall or elevator vestibule of the Building shall be decorated or furnished by any unit owner in any manner.
5. Each unit owner shall keep his unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.
6. No shades, venetian blinds, awnings or window guards shall be used in or about any unit except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the manager.
7. No awning or radio or television aerial shall be attached to or hung from the exterior of the Building and 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 Managers or the managing agent or the manager, which approval may not be unreasonably withheld; nor shall anything be projected from any window of the Building without similar approval.
8. Each unit owner shall keep any such device which protrudes from the window of the unit in good appearance and mechanical repair. No unit owner shall permit any such device to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts or conveniences of any other occupant of the Building. If any such device shall become rusty or discoloured, the unit owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Managers for the Building. If the unit owner shall fail to keep any such device in good order and repair, and properly painted, the Board of Managers or the managing agent or the manager, in their discretion, may remove such device from the window, charging the cost of removal to the unit owner, and the device shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Managers.
9. All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit owner's unit.
10. No velocipedes, bicycles, scooters or similar vehicles shall be taken into or from the Building through the main entrance or be allowed in any of the elevators other than the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, and no baby carriages or any of the abovementioned vehicles shall be allowed to stand in the public halls, passageways, courts or other public areas of the Building.

11. No unit owner 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, comforts or conveniences of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such owner's unit between the hours of twelve o'clock midnight and the following seven o'clock A. M., if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten P. M. and the following nine A. M.
12. In no event shall any bird, reptile or animal be permitted in any elevators, other than the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, or in any of the public portions of the Building, unless carried or on leash, nor in any grass or garden plot under any condition. Large dogs shall be carried only in the elevator designated by the Board of Managers or the managing agent or the manager for that purpose.
13. Servants, messengers and tradespeople shall use the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, for ingress and egress, and shall not use any of the other elevators for any purpose, except that nurses in the employ of unit owners or their guests or tenants may use any of the other elevators when accompanying said unit owners, their guests or tenants. However, a guest of a unit owner or a tenant may use any of the other elevators freely.
14. Supplies, goods and packages of every kind are to be delivered to units only through the service entrance of the Building and by the elevator designated by the Board of Managers or the managing agent or the manager for that purpose. Trunks and heavy baggage shall be taken in or out of the Building by the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, and through the service entrance only.
15. No refuse from the units shall be sent to the basement of the Building except at such times and in such manner as the Board of Managers or the managing agent or the manager may direct.
16. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from issues of any water-closets or other apparatus in a unit shall be repaired and paid for by the owner of such unit.
17. No occupant of the Building shall send any employee of the Board of Managers or of the managing agent out of the Building on any private business.
18. The agents of the Board of Managers or the managing agent, and any contractor or workman authorized by the Board of Managers or the managing agent or the manager, may enter any room or unit in the Building at any reasonable hour of the day for the purpose of inspecting such unit for the presence of 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.
19. No cooking shall be permitted on any balcony nor in any unit not especially constructed and equipped therefor. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.
20. The Board of Managers or the managing agent or the manager may retain a pass-key to each unit. The unit owner shall not alter any lock or install a new lock on any door leading to his unit without the written consent of the Board of Managers or the managing agent or the manager. If such consent is given, the Board of Managers or the managing agent or the manager shall be provided with a key.
21. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exist from the Building by another vehicle.

22. The Board of Managers or the managing agent or the manager may from time to time curtail or relocate any portion of the common elements devoted to storage or service purposes in the basement of the Building.
23. Complaints regarding the service of the Building shall be made in writing to the Board of Managers or to the managing agent or to the manager.
24. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.
25. The laundry and drying apparatus in the laundry rooms in the Building shall be used in such manner and at such times as the Board of Managers or the managing agent or the manager may direct. Clothes and other articles shall not be dried or aired on the roof or on or from a balcony.
26. No garbage cans, ice, milk bottles, mats or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the window sills. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows, doors or balconies.
27. Unit owners will faithfully observe the procedures established from time to time by the Board of Managers, the managing agent or the manager with respect to the disposal of garbage, rubbish and refuse.
28. Unit owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building except for the use of any recreation area designated by the Board of Managers.
29. Unit owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their units.
30. No balcony shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the consent in writing of the Board of Managers or the managing agent or the manager.
31. No unit owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any inflammable, combustible or explosive fluid, material, chemical or substances, except for normal household use.
32. If any keys are entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers or of the managing agent, whether for such unit owner's unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and neither the Board of Managers nor the managing agent nor the manager shall be liable for injury, loss or damage of any nature whatsoever; directly or indirectly resulting therefrom or connected therewith.

Accepted and agreed to:

By: _____
 Tenant

Dated: _____

 Tenant

Dated: _____