

SCHEDULE A

to

BY-LAWS

RULES AND REGULATIONS FOR CONDOMINIUM

1. No part of the Property shall be used for any purpose except housing and the related purposes for which the Property was designed.

2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Managers except as hereinafter expressly provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit in accordance with the provisions of the By-Laws.

3. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of the Buildings or any Building or the contents thereof applicable for residential use (or permitted professional purposes) without the prior written consent of the Board of Managers. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Buildings or any Building or the contents thereof or which would be in violation of any law. No waste shall be committed in the Common Elements.

4. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of the Buildings, and no sign, awning, canopy, shutter or radio or television antenna (except for master antenna system) shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior written consent of the Board of Managers.

5. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

6. No playing or loitering shall be permitted in any of the Common Elements except the designated area, if any.

7. Nothing shall be done in any Unit or in, on or to the Common Elements which will impair the structural integrity of the Buildings or which would structurally change the Buildings.

8. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

9. Except in storage areas designated as such by the Board of Managers, there shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles,

benches or chairs on any part of the Common Elements. Storage by Unit Owners in areas designated by the Board of Managers shall be at the Unit Owner's risk. Any items left by unit owners in areas other than the STORAGE AREAS will be confiscated by the Board of Managers.

10. Except to the extent permitted by law and as otherwise provided in the Declaration of Condominium and/or By-Laws, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, maintained or permitted on any part of the Property nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes. The right is reserved by the Sponsor and the Board of Managers to place "For Sale", "For Rent" or "For Lease" signs on any unsold or unoccupied Units and the right is hereby given to any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee, but in no event will any such sign be larger than one (1') foot by two (2') feet.

11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the prior written consent of the Board of Managers.

12. No public hall of the Buildings shall be decorated or furnished by any Unit Owner in any manner without prior written consent of the Board of Managers. No item may be kept or stored in any public hall.

13. 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, windows, patios or balconies thereof, any dirt or other substance.

14. 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.

15. The agents of the Board of Managers or the managing agent, and any contractor or workmen authorized by the Board of Managers or the managing agent, may enter any room or Unit in the Buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

16. 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.

17. No garbage cans shall be placed in the halls or on the staircase landings, nor shall anything be hung from the outside of the windows or terraces or placed upon the window sills, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors or terraces.

18. No washing of automobiles shall take place on any portion of the Property.

19. No Unit Owner or occupant or any of his agents, servants, employees, licensees or visitors shall, at any time, bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance.

20. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers, whether for such 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 or occupant, and the Board of Managers shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

21. Draperies, blinds, shades or curtains must be installed by each Unit Owner, at the Unit Owner's expense, on all windows of his or her Unit and must be maintained in said windows at all times.

22. The use of the parking areas is restricted for the parking of two-axle passenger automobiles. The storage or parking of other vehicles (including trucks, trailers, boats, campers, limousines and other non-passenger vehicles) or other items is expressly prohibited. The Sponsor reserves the right to prohibit parking on the street until such time as control of the Board of Managers is turned over to the Unit Owners. No commercial vehicles may be parked in parking areas at any time. The foregoing restriction shall not apply to the use of the parking areas by Sponsor or the Managing Agent.

23. No Unit Owner shall, or permit any other person to, install, maintain or use a washer and/or dryer in such Unit Owner's Unit without (i) the prior written permission of the Board of Managers and (ii) complying with all laws, rules, regulations and ordinances applicable thereto.

24. No items shall be kept or stored on the terraces or balconies other than terrace or balcony furniture limited to outdoor type tables, chairs, lounge chairs, and small plants.

The following items, including but not limited to:

Bicycles
Big Wheels
Tires
Vegetable Gardens

Tricycles
Firewood
Indoor Furniture
Perimeter Balcony
Coverings

Bamboo Shades
Fencing
Drapes
Sheds
Shovels
Tools
Umbrellas
Barbells

Beads
Screens
Floor Coverings
Rakes
Sleds
Wading Pools
Garbage Cans

shall be prohibited.

25. Working class dogs, including but not limited to Dobermans, Danes, Shepherds, Collies, Huskies, Saint Bernards, Retrievers, Setters, etc., are specifically prohibited.

Only dogs weighing 25 pounds or less will be permitted pursuant to the following conditions:

- 1) There shall be only one dog per unit;
- 2) In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash, or in any grass or garden plot under any circumstances, with the exception of the designated area or areas; and
- 3) No dog shall be allowed on the elevators at any time.

Each dog owner shall pay an annual assessment of \$100.00 as a fee for extra maintenance necessitated by the dogs.

Notwithstanding the preceding, existing Tenants who purchase and who prior to July 1, 1979, owned a dog may keep this dog irrespective of the size or breed until the natural demise of said animal. It is to be clearly understood that any new dog must conform to the standards outlined above.

All dogs must be registered with the Board of Managers and permission to own a dog must be granted by the Board. Failure to register a dog or harboring a prohibited size dog or any infraction of the above shall be construed as a violation of the rules and regulations and shall result in a \$10.00 per day fine until such violation is cured.

26. Cats shall not be allowed outside the Unit.