

**CHEROKEE OWNERS CORP.
HOUSE RULES**

- (1) The public halls and stairways of the buildings shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the buildings, and the fire towers shall not be obstructed in any way.**
- (2) Intentionally omitted.**
- (3) Children shall not play in the public halls, courts, driveways, stairways, fire towers or elevators.**
- (4) No public hall above the ground floor of the buildings shall be decorated or furnished by any Lessee in any manner without the prior consent of all of the Lessees to whose apartments such hall serves as a means of ingress and egress; in the event of disagreement among such Lessees, the Board of Directors shall decide.**
- (5) No Lessee shall make or permit any disturbing noises in the buildings or do 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 10:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the buildings. 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 7: p.m.**
- (6) No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills of the buildings.**
- (7) No awnings, window air-conditioning units or ventilators shall be used in or about the buildings except such as shall have been expressly approved by the Lessor or the Management Agent, nor shall anything be projected out of any window of the buildings without similar approval.**
- (8) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the buildings, except such as shall have been approved in writing by the Lessor or the Managing Agent.**
- (9) Bicycles, scooters or similar vehicles and baby carriages shall not be allowed to stand in the public halls, passageways, areas or courts of the buildings.**

- (10) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.
- (11) Kitchen supplies, market goods and packages of every kind are to be delivered only as shall be designated by the Lessor.
- (12) Trunks and heavy baggage shall be taken in or out of the buildings through the service entrance, if any.
- (13) Garbage and refuse from the apartments shall be disposed of only as such times and in such manner as the superintendent or the Managing Agent of the buildings may direct.
- (14) 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.
- (15) No Lessee shall send any employee of the Lessor out of the buildings on any private business of a Lessee.
- (16) We are a pet friendly building and to continue this policy the following rules must be followed:
 - a) No more than two dogs or three cats are permitted to reside in any apartment at any time.
 - b) Birds or other animals may not be fed from windows, terraces, public areas of the buildings, or sidewalks and streets adjacent to the buildings.
 - c) Pets are not permitted to make any disturbing noise that interferes with the rights or comfort of other residents.
 - d) Dogs must be kept on leashes at all times within the buildings public areas.
 - e) Pets are not permitted on the roof, balconies or in the basement at any time.
 - f) When walking dogs down the stairwells and through the courtyard they must be kept on a short leash. Dogs must be "curbed". No dog or pet shall eliminate in any public area inside or outside of the buildings including, but not limited to, the stairwells, courtyards, entrances, planters, building exteriors and trees. This rule

also applies to terraces. Strict adherence to New York City's "pet clean-up law" is required.

g) Notwithstanding the foregoing, none of the following behavior by your dog shall be permitted:

- i) Your dog (1) without justification attacks a person and causes physical injury or death, or (2) poses a serious and unjustified imminent threat of harm to one or more persons, or (3) without justification attacks another dog or pet and causes physical injury or death;**
- ii) Any dog which has previously bitten any person or living animal and/or has vicious propensities such that it has a tendency to endanger a person or another animal;**
- iii) Any unlicensed bird or animal, if any applicable law requires the licensing of such bird or animal;**
- iv) Any bird or animal which by law is prohibited from being kept in a residential building or in the city or State of New York.**

h) If a pet owner fails to adhere to the above guidelines regarding pets, the Board of Directors may require that the pet be removed from the buildings.

(17) No radio or television aerial shall be attached to or hung from the exterior of the buildings without the prior written approval of the Lessor or the Managing Agent.

(18) 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 buildings by another vehicle.

(19) Intentionally omitted.

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

(21) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets and foyers.

(22) 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 the Managing Agent.

(23) The Lessee shall keep the windows of the apartment clean. In case of refusal or

neglect of the Lessee during ten 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.

- (24) Intentionally omitted.
- (25) Complaints regarding the service of the buildings shall be made in writing to the Lessor or the Managing Agent.
- (26) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
- (27) Intentionally omitted.
- (28) Intentionally omitted.
- (29) No Lessee shall install any plantings on the 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 and 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 and flashing, with the floor 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.
- (30) The agents of the Lessor and any contractor or workman authorized by the Lessee, may enter any apartment on reasonable notice 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.
- (31) Garbage disposals are prohibited and are not to be installed in any Lessee's apartment.
- (32) No Lessee may place, or permit to be placed, on, under or adjacent to apartment entrance doors in the buildings, any letters, notices or other documents (including, without limitation, solicitation materials) provided, however, the foregoing shall not apply to notices issued by Board of Directors or Managing Agent.

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

