

Residential Rules and Regulations of One Hanson Place Condominium

1. No furniture, equipment, or other personal articles shall be placed in entrances, hallways, stairways, or other Common Elements without the prior written consent of the Board.
2. No Unit Owner shall make or permit any noise or odor that will disturb or annoy the occupants of any the Units in the Building or do or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other Unit Owners.
3. Each Unit Owner shall keep his or her unit in a good state of preservation and cleanliness. Each Unit Owner shall keep the terraces and balcony free of debris.
4. Except as otherwise provided in the Declaration and By-Laws with respect to the rights of Sponsor, Sponsor-designees and Commercial Unit Owners, no sign, notice, lettering, or advertisement shall be inscribed or exposed on or at any window, door, or other part of a Residential Unit or adjoining Common Element except such as shall have been approved in writing by the board, nor shall anything be projected out of any window of the Building without similar approval.
5. All garbage and refuse from the Building shall be deposited with care in plastic bags or other suitable receptacles intended for such purpose only at such times and in such manner as the Board of Managers may direct. Unit Owners shall be responsible for complying with all applicable recycling laws pertaining thereto.
6. No pets other than two dogs, two cats or one dog and one cat per Unit, caged birds and fish (which do not cause a nuisance, health hazard or unsanitary condition) shall be permitted to be kept or harbored in any Unit unless the same in each instance be expressly permitted in writing by the Board. Any such consent, if given, shall be revocable at any time by the Board. No pets will be permitted in public areas except for access to and from a Unit, nor will pets be permitted on terraces or balconies and any recreational areas of the Building, even if accompanied by their owners. The individual Unit Owners who keep an animal in the Building shall each indemnify the Board of Managers and the other Unit Owners and hold them harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having any animal in the Building.
7. No radio or television aerial or dish shall be attached to or hung from the exterior of the Building by any Unit Owner, except the Sponsor, Sponsor-designee or any Commercial unit Owner, without written approval of the Board of Managers.

8. The agents of the Board of Managers, and any contractor or workman authorized by them, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, By-Laws, or Rules and Regulations of the Condominium.
9. The Board of Managers or the Managing Agent may retain a pass-key to each Residential Unit. If any lock is altered or a new lock is installed, the Board of Managers or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws, and has not furnished a key to the Board of Managers or the Managing Agent, then the Board of Managers or Managing Agent or their agents may, when specifically authorized by an officer of the Condominium or an officer of the Managing Agent (except in an emergency, no such authorization shall be required) forcibly enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property).
10. All damage to the Building or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
11. No Unit Owner shall interfere in any manner with any portion of the heating or lighting apparatus which are part of the Common Elements and not part of the Unit Owner's Unit.
12. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance of the Building, or the contents thereof, without the prior written consent of the Condominium Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements, that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any Law. No Unit Owner or any of his family members, agents, servants, employees, licensees, or visitors shall, at any time, bring into or keep in his Unit or Limited Common Elements any inflammable, combustible, or explosive fluid, material, chemical, or substance.
13. The Residential Unit Owners shall not be allowed to put their names on any entry to the Building or entrance to any Residential Unit, except in the proper places approved by the Board of Managers for such purposes.
14. Any damage to the Building or equipment caused by Unit Owners, their guests, visitors, clients, patients or employees shall be repaired at the expense of the said Unit Owner.

15. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be eliminated, by and at the sole expense of the Unit Owners, or the Board of Managers whichever shall have the obligation to maintain or repair such portion of the Property.
16. Unless expressly authorized by the Board of Managers in each case, the floors of each Residential Unit 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 foyer.
17. Smoke detectors and carbon monoxide detectors must be installed in every Unit as required by New York City Building Code. It is the obligation of the Unit Owner to maintain, repair and replace the alarms and to make certain the units are in working order at all times.
18. Each Unit Owner shall notify Managing Agent in writing when a child or children under the age of ten (10) years lives (even temporarily) in the Unit. Each Unit Owner shall install at such Unit Owner's expense, the required window guards in all windows of the Unit in which children under the age of eleven years live. The Unit Owner shall maintain all window guards installed in the Unit and shall not remove same until permitted by applicable law and in any event, without full knowledge of the Managing Agent.
19. The cost of maintenance and repair of the sidewalks, and adjacent curbs, including keeping them free from snow, ice, dirt and rubbish, shall be the responsibility of the Condominium.
20. No group tour or exhibition of any part of a Unit (except Unsold Units) or its contents shall be conducted nor shall any auction sale be held in any part of a Unit (other than an Unsold Unit), without the consent of the Board of Managers or the Managing Agent in each instance.
21. Plantings on any terrace or balcony shall be contained in boxes of wood, lined with metal or other materials impervious to dampness and standing on supports at least two inches from the terrace or balcony 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 floor of drainage tiles and suitable weep holes at the sides to draw off water. Such masonry planting beds shall not, however, rest upon the surface of such terrace or balcony, but shall stand on supports at least two inches above such surface. It shall be the responsibility of the Unit Owner to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. Such Unit Owner shall

pay the cost of any repairs rendered necessary, or damage caused, by such plantings. Notwithstanding the foregoing, the Board of Managers shall have the right to require the removal of any plantings and containers deemed by the Board of Managers to be unsafe or objectionable for any reason in its sole discretion. In no event shall plantings be placed on parapet walls.

22. No Unit shall contain any improvements, furniture, fixtures, equipment and/or personal property which will exceed the permitted floor load.
23. No barbecuing will be permitted on the terraces or balconies.
24. Any consent or approval given under the Rules and Regulations of the Condominium may be amended, modified, added to, or repealed at any time by resolution of the Board of Managers. Further, any such consent or approval may, in the discretion of the Board of Managers or the Managing Agent, be conditional in nature.
25. The Board may from time to time, modify, amend or add to the Rules and Regulations, provided no such modification, amendment or addition shall apply only to Unsold Units or to the Commercial Unit or to the Retail Unit, and any modification, amendment or addition which adversely impacts on Unsold Units, the Commercial Unit or the Retail Unit shall require the prior written consent of the Declarant or of any Designee, the Commercial Unit Owner or the Retail Unit Owner, as applicable. Copies of any newly adopted Rules and Regulations, or any modifications, amendments or additions thereto, shall be furnished by the Board to each Unit Owner not less than 30 days prior to the effective date thereof.