

LINCOLN PLAZA TENANTS CORPORATION

HOUSE RULES



REAL ESTATE

LINCOLN PLAZA TENANTS CORP.  
44 WEST 62ND STREET  
NEW YORK, NY 10023

Re: Apartment \_\_\_\_\_

I/We acknowledge that I/We have read and agree to abide by the rules and regulations of Lincoln Plaza Tenants Corp.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

June 29, 1983

LINCOLN PLAZA TENANTS' CORPORATION

HOUSE RULES

(1) All moves into, or out of, apartments must be made between 8:00 a.m. and 4:00 p.m. on weekdays. Anyone who wishes to have the use of an elevator for moving must notify the superintendant at least 5 days before the day of the proposed move.

(2) The public halls and stairways of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building.

(3) Children shall not play in the public halls, courts, stairways, or elevators.

(4) No public hall above the ground floor of the building shall be decorated or furnished by any Lessee in any manner without the prior consent of the Board of Directors.

(5) No Lessee 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, comfort or convenience of other lessees. No Lessee shall sing, play any musical instrument, or operate a phonograph or a radio or television loudspeaker in such Lessee's apartment between the hours of eight at night and ten in the morning if the same shall disturb or annoy any other occupant of the building. 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 5:00 p.m.

(6) No article shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills or on top of the balcony walls of the building.

(7) No awnings, window air-conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building 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 building, except such as shall have been approved in writing by the Lessor or the managing agent.

(9) No bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building. Anyone leaving the building's own handcart in an elevator may be denied use of this cart in the future.

(10) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.

(11) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the building may direct.

(12) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(13) No bird or animal shall be kept or harbored in the building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable at any time by the Lessor. In no event shall a dog be permitted to remain if it barks continuously in an apartment or hallway. In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(14) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(15) 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 building by another vehicle.

(16) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be ~~designated by the Lessor or the managing agent.~~

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

(18) Unless expressly authorized by the Board of Directors in each case, the floor 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, bathrooms, closets and foyer.

(19) 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 its managing agent.

(20) The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 10 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.

(21) Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.

(22) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(23) The Lessee shall abide by all arrangements made by the Lessor with the garage operator with regard to the garage and the driveways thereto.

(24) Pick up times for garbage to be given to the building staff are 9:30 a.m., 3:00 p.m. and 8:00 p.m.

(25) The following rules shall be observed with respect to compacter equipment:

(i) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.

(ii) Debris should be completely drip-free before it leaves the apartment and carried to the compacter closet in a careful manner and in a drip-proof container; then placed into the flue hopper so it will drop into the flue for disposal.

(iii) No bottles or cans shall be dropped down the flue before 10:00 a.m. or after 5:00 p.m. If such items must be disposed of before 10:00 a.m. or after 5:00 p.m., they shall be left in a neat manner for pickup by the building staff at designated hours in designated locations.

(iv) Cartons, boxes, crates, pieces of wood and other solid matter, newspapers and magazines, telephone books and cat litter shall not be dropped down the hopper opening. Such items shall be left in a neat manner for pickup by the building staff at designated hours in designated locations. Cat litter shall be securely wrapped in a sealed plastic bag.

(v) Under no circumstances should lighted cigarette or cigar stubs or any inflammable, explosive or highly combustible material be thrown into the hopper opening.

(26) No Lessee shall affix any plantings to a terrace, balcony or roof without the prior written approval of the Lessor.

(27) The agents of the Lessor, and any contractor or workman authorized by the Lessor, 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 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.

(28) The Board of Directors of the Lessor may assess a penalty of up to \$100 upon a Lessee for a violation of any of these House Rules. Such penalty may be assessed for each day on which the violation continues.

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