

Bryant Gardens Community Procedures and House Rules

The Bryant Gardens Board of Directors would like to remind all shareholders of the following.

Commercial Vehicles/Trailers – Commercial Vehicles are not permitted to park anywhere on the Bryant Gardens Property. There are signs posted that clearly state commercial vehicles are not permitted. Any Vehicles that are determined to be commercial, by Bryant Gardens Security, will be ticketed and towed from the property.

Pick-up trucks and vans with passenger plates are required to park in the Visitor Parking lots after 5:00 pm.

No Storage of Vehicles – Only actively driven vehicles are permitted to be registered and park at Bryant Gardens. There have been reports, from Bryant Gardens Security, that there are vans and cars being parked that have not been moved in months and are clearly being stored. Those vehicles that are identified as being stored will also be ticketed and towed. To reclaim a towed vehicle, contact RJT Motorists, 101 Westmoreland Avenue, White Plains. (914) 948-1100. An abandoned vehicle will be stored by RJT for 30 days, then junked. The shareholder will be charged back the storage and fees to dispose of the vehicle.

Special Oversized item Pick-up – If you have furniture, a mattress, television, large boxes or any other oversized item, please call the Bryant Gardens Maintenance Office who will schedule a special pick-up with you. Special bulk pick-ups are available Monday – Saturday. Please do not put anything out for pick-up on Sundays. Call (914) 946-3313 for assistance.

No storage in Common Areas – The hallways at Bryant Gardens are beautiful and meticulously maintained by the maintenance staff. Shoes, doormats, baby carriages, bicycles are not permitted in the common areas and will be removed without notice.

Ring Cameras Not Permitted – Ring Cameras are not permitted to be mounted on your apartment door. Shareholders do not own their apartment door and have no right to install a ring camera or any other type of recording equipment on the exterior of the apartment door.

Visiting Dogs, Harboring Dogs, Damage to the property, controlling the barking of dogs.

Bryant Gardens does not permit the harboring of a dog or a "Visiting Dog" unless the dog is a prescribed Emotional Support Animal (ESA) and registered with the Management Office.

The Bryant Gardens Corp., Board of Directors would like to remind all Shareholder's that the harboring of a dog is subject to certain rules and restrictions imposed by the Board of Directors.

1. Dogs must be walked off the property. Dogs must always be leashed outside of the apartment, or carried in a crate, and never permitted to simply roam about the property, unrestrained.

2. Dogs are not permitted to play on the property, including all grass, gardens, shrubbed or other landscaped areas.

3. Damage to Lawns – If it is confirmed that your dog is damaging the lawn(s), gardens, shrubbery or other portions of the property, the Cooperative Corporation will hold you responsible for the costs incurred to repair the damages and to restore the damaged area(s).

4. Barking – Pet owners must take all steps which are necessary to train their dog to control it's barking within the apartment and Building, and/or to equip the dog and/or apartment with such suitable mechanisms so that the dog's barking will not disturb the neighboring residents.

5. Clean up after your dog – The shareholder is responsible to clean up after their dog. If security confirms that a shareholder does not clean up after their dog, then the Co-op will consider the action a breach of the ESA policy which will result in a 50.00 fine per occurrence.

The ESA dog population at Bryant Gardens is growing. There have been reports of visiting dogs who are not registered with the management office. The landscape contractor has reported that there have been dog droppings on the grass, which is revolting, disgusting and unlawful behavior.

Bryant Gardens has made a tremendous investment to maintain and improve the grounds through the years. We expect that those residents harboring a dog will respect the property, the rights of others and will use due care and be considerate with respect to their control and ownership of their dog.