HOUSE RULES AMENDED AS OF JULY 1, 2026

BRYANT GARDENS CORP.

HOUSE RULES

A VIOLATION OF THESE HOUSE RULES SHALL BE DEEMED A VIOLATION OF A SUBSTANTIAL OBLIGATION OF THE LESSEE'S TENANCY UNDER THE PROPRIEARTY LEASE.

(1) Move-In Move-Out Security Program.

The Lessor has established a move-in/move-out security program to safeguard the integrity of the public hallways, grounds, and entrances, ensure compliance with the House Rules on carpeting, including but not limited to the Carpeting requirements, the provision of duplicate keys to all locks for the apartment, and minimize the disturbance to other residents.

The shareholder selling his/her apartment is required to file a completed Purchase Application Form with the Managing Agent, together with a move-out deposit of $1,500 by Certified or Bank check payable to "Bryant Gardens Corp." The purchaser is required to provide a $1,500 move in deposit that is collected at the Closing. **The detailed requirements for both selling and purchasing an apartment at Bryant Gardens can be downloaded from the Managing a Agent's website.**

The seller shall notify both the Managing Agent and the Superintendent of the date and approximate time of the move-out, so the Superintendent can inspect and protect the hallways, arrange truck parking, and schedule porter service as needed. The buyer shall make the same arrangements for the move-m.

Moving in or out is permitted on Monday through Friday between 8:00 am and 5:00 pm. Moving in or out is not permitted on weekends or legal Holidays.

After the seller moves out, the Superintendent will inspect the premises, the public hallways and the grounds, and complete a Security Inspection Report. If there is no damage to the public areas and the move-in move-out procedures have been followed, the security deposit, less an Administrative Fee of $25, will be refunded to the seller. If the move out procedures have not been followed, the move out deposit will be forfeited. The same procedure will be followed when the buyer moves in.

Additionally, the buyer is required to provide Lessor access to secure all floorboards before buyer installs wall to wall carpeting in compliance with House Rule 5, and buyer is required to provide the Lessor with duplicate keys to all locks for the apartment as required by House Rule 2 and the Proprietary Lease (Paragraph 25) -- all within 10 days of taking occupancy of the apartment, whichever is later.

The move-in deposit will be refunded provided;
(a) There is no damage to the public areas,
(b) Wall to wall carpeting is installed over secured floorboards,
(c) The buyer has provided duplicate keys to the Lessor, and
(d) The move-in move-out procedures have been followed,
The security deposit, less an Administrative Fee of $25, will be refunded to the buyer.

If the seller or the buyer fails to comply with the provisions of this paragraph, the security deposit shall be forfeited, and additional costs may be assessed to remedy any damages.

(2) Floor Covering

(a) The Lessee shall keep all floors covered with wall-to-wall carpeting over 32 oz. padding or better except in the kitchen, closets, and bathroom, and the area from the front door not to exceed three feet into the unit. Kitchen and bathroom areas may not be expanded without written consent of Lessor. This rule applies to all apartments at Bryant Gardens, whether on the first floor or second floor of the buildings. Wall to wall carpeting in the apartment may not be removed or replaced, unless agreed to in writing by the Lessor. No shareholder moving into an apartment at the premises will be entitled to the return of the Move-In Deposit until the unit has been inspected and approved. Alternate flooring materials required by a person with a disability, as a reasonable accommodation under the Federal Fair Housing Act, are permitted, provided the resident has properly requested and received approval for such an accommodation, and provided such flooring meets or exceeds noise abatement properties and specifications of wall-to-wall carpeting over 32oz padding or better. Lessor reserves the right to treat a purchase application as incomplete unless and until the carpeting/floor coverage requirement is met, and Lessor reserves the right to postpone any closing until the Seller has evidenced that the floor covering requirements are met.

(b) At any time that the floors of the Lessee's apartment are bare (such as for example, prior to replacing existing wall-to-wall carpeting), the Lessee must notify Lessor and provide Lessor with access to the apartment so that Lessor may secure all floorboards before the wall-to-wall carpeting is installed. (See also, House Rule 1).

(3) Parking Rules and Registration Requirements

For the purpose of these House Rules and all parking privileges, the term "Motor Vehicle" shall mean any self-propelled gas or electric vehicle designed for the transportation of persons or property and that can be registered with New York State and tagged with license plates (i.e., "Road Legal")

This definition includes, but is not limited to:

a) Passenger vehicles: Sedans, Coups, S.U.V.'s, Station wagons, and passenger vans.
b) Two or three wheeled Vehicles: Motorcycles, and motorized scooters.
c) Light Trucks: Pickup trucks and similar personal-use trucks.

Any motor vehicle that cannot be registered with New York State and tagged with license plates (i.e., "Road Legal") cannot be parked or garaged at Bryant Gardens.

(a) No motor vehicle may be parked on the roads or in a garage at Bryant Gardens unless it has been properly registered with the Lessor and displays a current Bryant Gardens parking registration sticker affixed by maintenance staff to the front windshield above or alongside the state registration and inspection stickers.

Bryant Gardens parking stickers are not transferable between vehicles or owners and are void if transferred or altered. Bryant Gardens residents may not use Bryant Gardens Visitor Parking Passes in their vehicles.

Lessees who rent garage space will be issued one garage registration sticker for the vehicle to be parked in the garage. Parking this vehicle outside of garage will initiate an inspection of the garage for compliance of 9 (f).

(b)To qualify for Bryant Gardens parking privilege and parking registration, Lessee driver's license must state Bryant Gardens as address, and vehicle must:

(c) Be registered by New York State at a Bryant Gardens address, or

(a) If registered at registered in a state other than New York, be used exclusively by a Bryant Gardens resident, or
(b) If resident's place of employment, be used by the resident for commutation or other purposes.

Lessee shall be required to provide such proof as Lessor may require, evidencing that a vehicle qualifies for registration at Bryant Gardens.

(d) No more than two (2) actively driven vehicles may be registered for parking per licensed driver. An actively driven resident's vehicle is a roadworthy, state-licensed, registered, and, where required, inspected vehicle that is driven.

(e) Regardless of the number of licensed drivers residing in any apartment, the maximum number of actively driven vehicles which may be registered for all of the licensed drivers in an apartment shall be four (4).

(f) Under appropriate circumstances, if an application is made, the Lessor may issue Temporary Parking Permits, such as for a vehicle which is temporarily rented by a resident. In addition, Temporary Parking Permits shall be issued to visiting home health care professionals.

(g) Guests who visit Bryant Gardens must park in designated visitor parking areas and must display at all times a completed Bryant Gardens Visitor Parking Pass issued by Management indicating the apartment which they are visiting. The Parking Pass may be either a multi-use mirror hang tag or a single-use dashboard placard near the vehicle registration sticker. Guest vehicles not parked in designated areas, and guest vehicles that do not display a completed Pass, or which have a Pass but are not driven at least 3 days per week, will be ticketed and booted or towed away.

(h) The lessees, their family, guests, and employees, must obey the parking regulations posted at the private streets, roads, and driveways, and any other traffic regulations promulgated in the future for the safety, comfort, and convenience of all the lessees.

(i) No motor vehicles shall be kept or parked in driveways to parking areas or garages.

(j) No motor vehicles shall be parked or kept so as to block access to or from garages or parking stalls.

(k) No motor vehicle shall be parked on landscaped areas, lawns, curbs, fire lanes, sidewalks, or in crosswalks, or double-parked on Bryant Gardens roadways. No motor vehicle without a current handicapped permit or license plate shall park in the spaces designated for handicapped parking. Vehicles parked at Bryant Gardens in violation of Paragraph 6 (j) will be ticketed and booted or towed away by Bryant Gardens or by the City of White Plains under Title VIII of the Municipal Code.

(l) **Working on cars along the Crescent Roadway, Driveways or Parking lots is strictly prohibited.**

Motor vehicles without current licenses, registrations or inspection stickers shall be deemed abandoned and will be removed from the Bryant Gardens premises at the owner's expense.

No commercial vehicles or motor vehicles with commercial license plates, including taxi and limousine plates, and no buses, campers, trailers, or similar over-sized vehicles, shall be kept or parked on the premises.

Commercial vehicles are defined as vehicles with commercial plates, vans or trucks equipped with a pipe rack, ladder rack, or other roof-mounted equipment, vehicles specially equipped for transportation of building materials, supplies, or lettering on the exterior of the vehicle. Commercial vehicles with a current visitor pass may park in the visitor lots on the premises during business hours (8:00 am-5:00 pm Monday through Friday, and excluding legal Holidays, Saturdays, and Sundays) only for authorized construction, remodeling, and moving.

Commercial Vehicles parked overnight at Bryant Gardens will be towed from the property without notice.

Motor vehicles with flat tires that are not promptly repaired, and motor vehicles that display "FOR SALE" signs, shall not be kept or parked at the premises and will be subject to towing.

Motor vehicle service, other than emergency tire, battery, or windshield service, is prohibited on Bryant Gardens roadways, driveways, and parking lots. Prohibited vehicle service includes all repairs, service, bodywork, painting, customizing, and detailing (car washing).

Residents in violation will be assessed for property damage and have parking privileges revoked. Non-residents in Violation will have their cars booted or towed from the property. All violators will be reported to the White Plains Police Department.

Vehicles parked at Bryant Gardens in violation of Paragraph 6 will be ticketed and booted or towed away, without notice, at the vehicle owner's expense.

(4) Smoking Policy

(a) Smoking and vaping are prohibited within 30 feet of the buildings and in the public areas of the buildings, including halls, stairways, basements, and laundry rooms. No lessee shall permit unreasonable cooking or other odors, including smoke, to escape into the building. Contractors, service personnel, and employees of the Lessor or a Lessee shall not be permitted to smoke or vape within 30 feet of the buildings or anywhere within the buildings.

(b) The Board may impose an administrative fine in the sum of $50 for each violation of the provisions of the Smoking Policy.

(5) ESA Animal Policy

(a) No dog, cat, bird, or animal shall be kept or harbored at the premises, either on a temporary, "visiting" basis or otherwise, except;

(b) Any documented Emotional Support animal (ESA) assistance animal, service animals required by a person with a disability, as a reasonable accommodation under the Federal Fair Housing Act, provided the resident has properly requested and received approval for such accommodation. **The procedure to**

request a Reasonable Accommodation is available to download from the Managing Agents' website.

(c) One indoor cat per apartment is permitted. Fish tanks not to exceed 20 gallons are permitted with proof of homeowners insurance.

This prohibition of non-exempt dogs, cats, birds, or animals, and any violation shall immediately precipitate a legal proceeding to compel the removal of the animal and/or the eviction of the Lessee from Bryant Gardens.

No pigeons or other birds or animals shall be fed from the windowsills, terraces, balconies or in the courtyard, court yard spaces or any other common area of a building, or on the sidewalk or

(6) Front Door

Pursuant to paragraph 25 of the Proprietary Lease, the Lessee is required to provide the Lessor with a key to each lock providing access to the apartment.

Bryant Gardens Corp., owns the apartment entry door and is responsible for maintaining/repairing the bottom lock. Shareholders are not permitted to alter or replace the bottom lock. In the event the Lessee changes a top lock or adds additional door locks, the Lessee must promptly provide the Lessor with a duplicate key.

As set forth in House Rule 1, lessee moving into an apartment at the premises will be entitled to the return of the Move-In Deposit until duplicate keys to the apartment have been provided to Lessor.

Recording, Ring Cameras, or other mechanical or recording devices, including digital locks/key pads, are not permitted to be attached to the exterior of the apartment door and/or frame, or positioned or other public such as the exterior façade of the building.

(7) Maintenance Payments

a. Maintenance is due on the first day of the month. In the event Lessee shall fail to have a check received for the maintenance by the tenth day of the month due, the Lessor, in addition to all other remedies provided by the Proprietary Lease, shall impose a late charge of $25.00.
b. In the event a check tendered by a Lessee (Shareholder) for maintenance charges or other monies due Lessor shall be returned for insufficient funds, Lessee shall be required to pay to Lessor an administrative/handling charge in the sum of $100.00, and to reimburse Lessor for any bank charges incurred by Lessor.

These charges shall be in addition to any applicable late charge required to be paid by Lessee and shall in no way limit any and all other remedies available to Lessor under the Proprietary Lease or otherwise.

(8) Apartment Remodeling Security Program

The Lessor has established an apartment remodeling security program to safeguard the residents, buildings, equipment, grounds and entrances.
Any Lessee who desires to alter, renovate, or remodel his/her apartment, is required to obtain a Remodeling Request Form from the Managing Agent, and submit the completed form to the Managing Agent together with:

c. A refundable security deposit in the sum of$1,500.00
d. A copy of the Westchester County Home Improvement License for each contractor
e. Certificate of Insurance from each contractor naming Bryant Gardens Corp. and Robert Orlofsky Realty, Inc. as additional insured parties

The Lessee may proceed with the requested work only upon obtaining the written consent of the Lessor (see Proprietary Lease, Paragraph 21[a]).

All electrical and plumbing materials must comply with City of White Plains codes, and electrical and plumbing work must be filed with the City Building Department and other appropriate agencies.

Any structural work involving removal of walls, etc is not permitted without proper plans, an engineer's inspection and sign off, and all necessary permits required by the White Plains Building Department and the written consent of the lessor.

The Lessee will coordinate the scope and schedule of work with the Superintendent and is responsible for the removal of debris off the property.

Remodeling work is permitted Monday through Friday between 8:00 am and 5:00 pm, No work is permitted on weekends or legal Holidays (see House Rule 14).

The Security Deposit will be utilized by the Lessor to repair any damage caused to the public areas of the buildings, grounds or to the buildings' equipment or to other property owned by the Lessor. The Lessee will be held responsible for the cost of property damage exceeding the security deposit.

In addition, the Lessee shall forfeit the Security Deposit if there is any violation of the provisions of this House Rule, the requirements, terms and conditions set forth in the Remodeling Request Form, or other requirements or conditions specified by Lessor.

The Lessee is responsible for such fines and penalties as may be imposed by the White Plains Building Department or other local authorities for violations of applicable law in connection with the remodeling work.

After completion of the work, the Superintendent will inspect the premises, the building equipment, the public hallways and the grounds, and complete a Security Inspection Report. If there is no damage or violation, the security deposit, less an Administrative Fee of $25, will be refunded to the Lessee.

(9) Remodeling Guidelines

It is Bryant Gardens Corp., responsibility to maintain the entry door, radiators, and windows and screens, and permission will not be given to remove, repair or replace these, except as specified in paragraph 4(c) and 4(d).

Lessee may not cover or block access to any permanent fixture, shut-off valve, electric supply panel, cable or internet supply lines, or mechanical system, including by the creation of an access door.

Hot and cold shut-off valves must be accessible on the apartment side of interior walls, and the walls closed with a solid fire-rated surface, such as 5/8" sheet rock, plaster or tile.

Lessee is responsible to repair or replace all interior wall surfaces with fire rated 5/8" sheet rock, plaster or better.

Lessor's consent will not be given for the installation of equipment, fixtures or appliances outside of the Lessee's space or that breach or vent through any wall or ceiling.

The Remodeling Security Deposit will not be refunded unless a working carbon monoxide and working smoke alarms are installed, and smoke alarms have been installed in the hallway outside each kitchen and bedroom and a Certificate of Completion is provided to the White Plains Building Department.

(10) Bathroom Remodeling

Lessee is responsible to repair, replace or remodel bathroom fixtures, interior walls, and wall or floor tiles with materials of a kind and quality now customary in comparable buildings (like/kind replacement).

Lessee is responsible for maintaining tiled walls and floors in good repair (Proprietary Lease, Paragraph 18[a]) and may repair or replace them in kind, but may not cover or enclose them.

Lessor's consent (Proprietary Lease, Paragraph 21 (a]) will not be given for remodeling using the Re-Bath or similar systems that cover the existing bathtub and shower walls with an acrylic or other liner.

Interior bathroom walls are required to be replaced with moisture-resistant sheet rock for painted surfaces, and Durock or comparable for tiled surfaces, particularly in the shower stall, sink, and toilet areas.

The bathroom radiator may be replaced in kind, or with Lessor's consent, with comparable equipment, but may not be removed.

(11) Kitchen Remodeling

Lessee is responsible to repair, replace or remodel kitchen fixtures, interior walls, and floor with materials of a kind and quality now customary in comparable buildings (like/kind replacement). A range hood, if used, must be of the ductless type that re-circulates air through a filter and not to the outside.

(12) Garbage disposals are not permitted

The kitchen radiator, if applicable, may be replaced in kind, or with Lessor's consent with comparable equipment, but may not be removed.

(13) Prohibited Devices Utilizing Lithium Batteries

The Lessor hereby prohibits the use, operation, storage and/or charging of any electric bicycles, scooters, hover boards or similar e-mobility devices or vehicles or parts of thereof, (a "Li Vehicle") using lithium-ion batteries in the apartment on the terraces, balconies or any other places appurtenant to the apartment, or in the common areas of the building (including but not limited to the public halls lobbies, basement, storage area, garage, vestibules and staircases) (collectively, the "Property").

As such, no Lessee shall permit any Li Vehicles (whether belonging to Lessee or their guests' employees, agents visitors, tenants sublessees or licenses (collectively, "Guests ") to be brought into, kept used, operated, charged or stored in the Property. The event of a violation of the foregoing House Rule results in a fire at the Property, the Lessee who brought in or permitted the Li Vehicle onto the

Property, or whose Guest brought the Li Vehicle into the Property shall be responsible for damage resulting from the fire.

Notwithstanding the foregoing, this House Rule shall be deemed to be inapplicable for Lessees, members of their immediate family, and Guests that utilize lithium batteries in wheelchairs or mobility devices specifically designed for and/or utilized by persons that are handicapped or disabled.

(14) Garages

a. Shareholders shall not be permitted to either sublease or assign their garage parking spaces and are required to use them for overnight (9:00 pm-8:00 am) parking of the motor vehicle registered with the Lessor. Failure to park in assigned garage between 9pm and 8am will result in ticketing. Vehicle will be booted if ticketed 3 times. Any vehicle booted 2 times will notice of objectionable conduct. If vehicle is ticketed after a notice to cure has been sent, the garage will be revoked.

b. In the event that a shareholder who is renting a garage parking space shall either:

c. Sells the shareholder's apartment at Bryant Gardens (sale of shares and assignment of proprietary lease) or

d. Cease to occupy an apartment at Bryant Gardens as the shareholder's primary residence, then, in either such event, the garage parking space which had been rented by the shareholder shall revert back to the Lessor for reassignment.

Any garage parking space which otherwise becomes available and vacant will similarly revert to the Lessor for reassignment.

e. No person shall be permitted to rent a second garage parking space if there are residents on the waiting list who do not have a first garage parking space.

f. The Lessor's managing agent will maintain a parking waiting list for all garage parking space assignments.

In the event that:

g. A shareholder has failed to pay maintenance (rent) to Lessor for two (2) consecutive months or,

h, A shareholder has demonstrated a consistent failure to pay maintenance in a timely manner within the previous twelve (12) month period then in either such event the Board of Directors may terminate the shareholder's use of his/her garage parking space. Upon such termination, the garage parking space shall be reassigned by Lessor in accordance with the parking waiting list.

i. Garage parking spaces must be used primarily for the parking of motor vehicles and only incidentally for the storage of other items. In no event shall a garage be used solely for storage purposes. Absolutely no storage of flammable materials or rechargeable lithium batteries are permitted.

j. Shareholders who do not have a car, or whose car cannot fit in the garage will not be eligible for a garage or garage parking sticker.

In the event of a violation of this rule, the Board of Directors may terminate the shareholders' use of the garage. Upon such termination, the garage parking space shall be reassigned by Lessor in accordance with the parking waiting list.

(15) Storage rooms

For Bargold and bicycle storage rooms: Lessees who rent storage may not store flammable materials or rechargeable lithium batteries in the storage *unit* or storage room. No items other than bicycles are to be stored in the storage room outside of Bargold units.

If space allows, Le sees may register bicycles with maintenance and store bicycles in the appropriate area. E-bikes and scooters, etc., with lithium batteries are not allowed. Only bicycles are allowed.

Any other items stored in the bicycle rooms will be removed.

(16) Decorations

No public hall of a building shall be decorated or furnished by any Les ee. Signs notices, decorations and advertisements shall not be displayed on the public side of apartment doors and will be removed without notice by the Maintenance Staff.

(17) Unreasonable Noise

No Lessee shall make or permit any disturbing noises in a 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 play any musical instrument or permit to be operated a phonograph or a radio, a television, or a loudspeaker in such Lessee's apartment between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants 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 am. and 5:00 p.m.

(18) Hallways

No article shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the doors, or windows, or placed upon the window sills of the buildings.

(19) Window Treatment and Air Conditioners

No awnings, window shades, window blinds window air-conditioners or ventilators shall be used in 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. **Air Conditioners must be installed safely with a bracket that permits the upper window to open. Brick, wood or any other materials are not permitted to be used to prop the air conditioner up from the exterior concrete sills.**

Air-conditioners that damage the brick wall must be removed or replaced. Shareholders will be held responsible for an air conditioner that damages the exterior brick work.

(20) Signage

No sign, notice advertisement or illumination shall be inscribed or exposed on or at any window or other part of a building, except such as shall have been approved in writing by the Lessor or the managing agent.

(21) Hall Blockage

No baby carriages, shopping carts, bicycles, or other like paraphernalia shall be allowed in or be permitted to remain in the halls, passageways, areas, or courtyards of the buildings.

No garbage can, kitchen supplies, umbrellas, boots, shoes, door mats, or other articles shall be placed or left in the halls or landings.

(22) Messengers and Tradespeople

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

(23) Garbage and Recycling

Garbage and refuse from the apartments shall be disposed of in the trash and recycling containers in the basement and not left at the curb or elsewhere on the grounds, except in the event a special curb-side pickup is arranged with the Superintendent. Cardboard boxes are to be broken down for recycling.

Garbage pickup at Bryant Gardens is Monday-Saturday. There is no pickup on Sundays or federal holidays.

(24) Water Usage

Water closets and other apparatus in a building 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 the misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

(25) Lessor's Employees

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

No employee, as such, shall accept, receive, hold or become bailee for any property belonging to, delivered to, or for any Lessee. If, however, such person shall nevertheless do so, he shall do so, as the agent, servant or employee of the Lessee and no responsibility shall be assumed by the Lessor.

(26) Exterior attachments

No radio or television aerial shall be attached to or hung from the roof or exterior walls of a building.

(27) Laundry Rooms

The lessee shall use the available laundry facilities only between the hours of 8:00 A.M. and 10:00 P.M. upon such days as may be designated by the Lessor or the managing agent.

(28) Right to Change

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

(29) Windows

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 such purpose and to charge the cost of such cleaning to the Lessee.

All apartment windows must be covered with window shades, curtains, or blinds in good taste and as approved by the managing agent. No offensive material or signage is permitted to be installed on the windows.

(30) Service Complaints

Complaints regarding the services of the building shall be made in writing to the managing agent of the Lessor.

(31) Consent

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

(32) Exterminating

a. The Lessee shall promptly report in writing to the Lessor any evidence or suspicion of vermin, insects, or other pests.

b. The agent 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 inspecting such apartments 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.

c. Failure to report an infestation or to provide reasonable access for inspection and treatment shall be deemed a violation of the Lease.

(33) Heavy Appliances

d. No washing machines or other heavy appliances shall be installed in the demised premises, nor shall the Lessee use any appliances or machine therein, which in the sole opinion of the Lessor, shall overburden the electric, gas, or plumbing lines of the apartment or building.

e. Lessor shall not consent to the sale of any apartment (transfer of shares and assignment of proprietary lease) which has a washing machine or dryer therein.

(34) Playgrounds

The playgrounds and adult exercise station are provided for the exclusive use of the lessees. Playpens, bicycles, or any other outdoor activities will not be permitted upon the landscaped portions of the Lessor's premises.

(35) Lock-Outs

Any resident who requires the services of the Lessor's employees to unlock his/her apartment after 5:00 P.M. shall be assessed a charge of $25.00 for the first instance in a calendar year, $50.00 for the second, and $100 for all subsequent instances that year.

The fee schedule will reset on January 1 each year.

(36) Exterior water and Electric

Residents may not use hose bibs or electric outlets located anywhere outside their unit.

(37) Amendments and Additions

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