

LAWN TERRACE OWNERS CORP.

Mamaroneck NY. 10543-4023

HOUSE RULES

August 21, 2025

1. Common Areas, Hallways and Lawn Use

- 1.1** 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, and the fire exits shall not be obstructed in any way.
- 1.2** 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 (the Board).
- 1.3** No article shall be placed in the halls or on the staircase landings or at fire exits, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills of the building.
- 1.4** No bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building.
- 1.5** Water closets and other water apparatus in the 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 misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.
- 1.6** No barbecuing or outdoor cooking facilities or implements may be left in any common areas after dark. No barbecuing or outdoor cooking facilities may be used on unpaved ground or walkways, or within 10 feet of combustible structures or vehicles. Only electric barbecuing or outdoor cooking facilities may be used on terraces or balconies. Any hot barbecue or outdoor cooking facilities must be attended at all times. Reasonable attention, care and judgment must be exercised to ensure against conditions offensive or dangerous to others.
- 1.7** The courtyard may not be used at any time for ball playing, sunbathing, bicycle riding, roller skating, wading pools, lawn chairs, picnicking or loitering.

- 1.8** The Board shall have the right from time to time to assign, reassign, curtail or relocate any space devoted to storage or laundry purposes and to make rules regulating their use.

2. Noise, Nuisance, and Conduct

- 2.1** 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 at any time of the day or night. 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, loudspeakers or other audio equipment 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 reasonably 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 A.M. and 5:00 P.M.
- 2.2** No radio or other audio device shall be played at any time in any common areas or on terraces at a volume which may unreasonably disturb or interfere with the rights, comfort or convenience of other residents.
- 2.3** Unreasonable or pungent odors (including but not limited to odors of cooking, tobacco, vapor or cannabis, human or pets' excrement or urine, decay odors, and any other odors not specifically listed herein) are prohibited from escaping individual apartments and seeping into the other apartments or any of the public spaces, including hallways.

3. Trash Disposal

- 3.1** Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the Board may direct. Disposing items down drains (both sinks and toilets) are prohibited. Such items include but are not limited to: grease, baby diapers or wipes, paper towels, sanitary napkins, fruit peels and construction debris such as grout, plaster and paint. These items must be disposed of in the garbage rather than washed or flushed down a drain. The cost of repairing any damage resulting from improper disposal of any item shall be paid for by the lessee in whose apartment it shall have been caused.

4. Pets and Animals

- 4.1** No animal shall be temporarily or permanently kept or harbored on the premises unless written permission is granted by the Board. No more than two (2) indoor pets shall be allowed in any apartment. In no event shall dogs be permitted on either a temporary or permanent basis. Any pet that is granted permission by the Board to reside on the property shall be prohibited in the hallways, common areas or the

grounds unless secured on a leash. Bird feeders and bird baths are not allowed anywhere on the property, including without limitation, on terraces or balconies. At no time shall food be left outdoors for pets or wild animals anywhere on or adjacent to the premises.

5. Apartment Interiors and Terraces

- 5.1** No awnings shall be used in or about the building except such as have been expressly approved by the Board, nor shall anything be projected out of any window of the building without similar approval.
- 5.2** No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building or the grounds, except such as shall have been approved in writing by the Board.
- 5.3** No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Board, including satellite dishes and all other such devices as may be developed in the future. Any approved installation of satellite dishes shall comply with FCC regulations.
- 5.4** No Lessee shall install plantings or decorations on any balcony or roof or in any common area without the prior written approval of the Board.
- 5.5** Terrace appearances shall be kept in an orderly condition at all times. The Board must expressly approve any screening, carpeting, tiling and the like prior to its being utilized on terraces.
- 5.6** No laundry washers or dryers shall be installed, maintained or used in any apartment.
- 5.7** Each apartment must be carpeted with rugs, carpets and sufficient sound deadening padding to the extent of 80% of the floor space of every room, including foyer and hallways but excluding bathrooms and kitchens.

6. Entry, Inspections, and Repairs

- 6.1** Upon reasonable advanced notice (taking into consideration the circumstances of the situation) the agents of the Board, 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 make any repair, correct any condition or 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.

6.2 Upon reasonable advanced notice, the Board may make periodic inspections of any and all apartments to ensure compliance with these House Rules or for other reasonable purposes.

6.3 All repairs to be made by shareholders to their apartments must be performed by a cooperative-approved contractor. In the event a shareholder wishes to use a contractor who is not on the pre-approved list, the shareholder shall be required to submit the following documents to the managing agent prior to the commencement of any work: a copy of the contract, a certificate of insurance, proof of workers' compensation, and a signed indemnity form. Shareholders are strictly forbidden from performing by themselves or anyone other than a licensed professional any repairs that require a licensed professional, such as electrical, plumbing, or structural work. Shareholders assume full liability for any damage, injuries, or other issues that result from hiring unlicensed or uninsured contractors to make repairs to their units. The cooperative retains the right to re-inspect any such work and charge the shareholder for any necessary remediation or rework.

6.4 For any renovation or alteration work, shareholders must submit a completed Renovation/Alteration application to Gramatan Management at least four weeks before the intended start date. This application must include a refundable security deposit and the following documents for each contractor: a copy of the contract, a certificate of insurance, proof of workers' compensation, and a signed indemnity form. No work may begin until the application has been officially approved by the Board. The use of unlicensed or uninsured contractors is strictly prohibited, and shareholders are not permitted to perform by themselves or anyone other than a licensed professional any renovation/alteration work that requires a licensed/insured professional. The cooperative reserves the right to re-inspect any Renovation/Alteration work and charge the shareholder for any necessary remediation or rework. All parties are required to comply with ALL rules and regulations outlined in both the application and the cooperative's House Rules.

7. Sublets, Sales, and Use

7.1 No professional offices shall be maintained in the building and no client of any professional shall be permitted to wait in the public halls, lobby or stairways; provided that this rule shall not be understood to prohibit any person from working out of their apartment in a legal profession that does not involve ingress and egress of the public.

- 7.2** 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 Board.
- 7.3** No Lessee may sublet their unit prior to two years after the date of purchase and only with the prior written approval of the Board and upon such terms and conditions as it may require. No Lessee may sublet their garage to any non-resident of Lawn Terrace Owners Corp.
- 7.4** Shareholders wishing to move out must obtain prior move-out approval from the Board of Directors or Gramatan Management, provide the Superintendent with one week's move-out notice, and furnish a mandatory move-out deposit. Any commercial movers on the property must submit a certificate of insurance, proof of workers' compensation, and a signed indemnity form beforehand. The use of the cooperative's designated disposal areas for discard of any apartment clean-out waste or bulk trash is strictly prohibited.

8. Parking and Vehicles

- 8.1** No vehicles shall be parked in parking lots or on grounds without a properly displayed and valid parking permit. Lessees and sublessees are obligated to apply for parking permits for each vehicle that they own, regardless of whether they intend to park on the co-op grounds or not. The Board of Directors shall have a sole discretion to issue and revoke parking permits, establish, impose, and collect related fines, and regulate parking upon establishing terms and conditions as it may require.
- 8.2** No shareholder, resident, or guest shall cause or permit the engine of a motor vehicle to idle for longer than three minutes anywhere on the cooperative property.

9. Insurance and Fire Safety

- 9.1** All shareholders must maintain and present proof of a current homeowner's insurance policy with liability and casualty coverage of at least \$100,000.00 and additional personal property insurance to cover their personal property. Lawn Terrace Owners Corp must be named as insured on each policy. Evidence of this insurance is to be initially provided at the time of closing, and whenever requested by the Board or Management.
- 9.2** All units are required to have a portable dry chemical fire extinguisher located in the kitchen area. These extinguishers must be rated to extinguish residential kitchen grease fires or have an A, B, or C fire rating. Additionally, each kitchen must be equipped with a fiberglass emergency fire blanket measuring at least 40" x 40".
- 9.3** Due to fire risks, ventilation issues, inadequate electrical infrastructure and prohibitive insurance and liability costs, parking and charging of battery electric

vehicles (BEV) and plug-in electrical vehicles (PHEV), as well as installation of Electric Vehicle chargers in garages is strictly prohibited.

9.4 No electric bicycles, scooters, segways, hoverboards or similar e-mobility devices or vehicles or parts thereof, but excluding portable wheelchairs (an “E Vehicle”) using lithium-ion batteries are permitted to be kept, used, stored, repaired, possessed and/or charged using any portion of the building’s electrical system in the Apartment, on the terraces, balconies, or any other spaces appurtenant to the Apartment, or in the common areas of the Building (including but not limited to the garages, public halls, lobbies, basement, elevator, vestibules and stairways) (collectively, the “Property”). As such, no Lessee shall permit any E Vehicles (whether belonging to the Lessee or to their guests, employees, agents, visitors, tenants, sub lessees or licensees) (collectively, “Guests”) to be brought into, kept, charged, or stored in the Property. In the event a violation of the foregoing policy results in property damage or in a fire at the Property, the Lessee who brought the E Vehicle into the Property or whose Guests brought the E Vehicle into the Property, shall be solely responsible and liable for all property damages caused, including those resulting from a fire.

10. Administrative and Enforcement

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

10.2 A violation of any House Rule shall be deemed a violation of a substantial obligation of the Proprietary Lease and shall subject the offender to all enforcement provisions including but not limited to imposition of administrative charges and termination of the Proprietary Lease.

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