

Building Rules and Regulations

Updated 2/10/2024

Building Rules and Regulations may be updated over time to address the needs of both Residents and Building Management.

1. Where applicable, backdoor entrance must be used when Resident is entering the building with Resident's bicycle.
2. The sidewalks, entrances, public halls, and stairways shall not be obstructed nor used for any other purpose than for ingress to, and egress from the apartment.
3. No Resident shall make or permit any disturbing noises in the building by herself/himself, family, friends, guests or staff, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Residents. Residents and their guests are prohibited from creating any disruptions or disturbances that interfere with other occupants or the operation of the building. It is the responsibility of the occupants to initiate communication and address concerns regarding the disruptions/disturbances directly with the individuals creating the disruption/disturbance.
4. Each Resident shall keep the premises licensed in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the premises licensed, any dirt or other substance into any of the corridors or halls or stairways of said building, or out of any window or door of the building. Resident, guests, and servants are expressly forbidden to throw anything out of the windows or doors, or in the halls of the building or upon any part of the land adjacent to the building.
5. No employees of Building Management shall be sent out of the building by any Resident at any time for any purpose. Building Management or Building Management's agents and employees are not responsible to Resident for any of the following: (1) any loss of or damage to Resident or Resident's property in the Apartment or the Building due to any accidental or intentional cause, or a theft or another crime committed in the Apartment or elsewhere in the Building; (2) any loss of or damage to Resident's property delivered to any employee of the Building (i.e., doorman, superintendent, maintenance person etc.); or (3) any damage or inconvenience caused to Resident by actions, negligence or violations of a License by any other Resident or person in the Building except to the extent required by law.
6. Resident are strongly encouraged to obtain and keep in full force and effect during the term of this License a comprehensive Residents' insurance policy with a replacement cost endorsement.

7. Market goods, furniture and packages over 50 pounds are to be delivered through the back door entrance provided for such service. A certificate of insurance coverage from the vendor must be provided to Building Management before delivery. Residents must be present to receive deliveries or service calls and must personally escort delivery personnel to and from an apartment if item(s) are to be delivered "door to door". Market goods and packages under 50 pounds, aside from USPS mail delivered to mailboxes, will be left outside or in the front entrance area. Building management cannot provide access to apartments or permit the transfer of keys to outside service people. Building Management will not be held responsible for the loss or damage of any Resident's property, notwithstanding such loss or damage which may occur through the carelessness or negligence of the employees of the building.

8. All garbage and refuse must be placed in designated rooms as instructed therein and no household garbage is to be placed in trash can on grounds in the back alley. Resident shall dispose of garbage and refuse by securely bagging or wrapping same and disposing of it in designated garbage containers or chutes. Resident shall not allow garbage containers to overflow and shall see to it that garbage container lids are fully closed and secure at all times. Recycling should be placed in designated containers in the designated trash bin, and all boxes must be cut down before being placed in the trash bin.

9. The obstruction of the fire stairwell and common halls and areas is a menace to life and is prohibited by the Fire Department and Building Management.

10. No garbage cans, kitchen supplies, ice or other articles shall be placed in the hallways or on the staircase landings nor shall anything be hung from the windows or balconies, or placed upon any window sill, ledge or balcony; neither shall any table cloths, clothing, curtains, carpets, matting or rugs be hung or shaken from any of the windows or the doors.

11. Toilets, showers and sinks shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish rags nor any other improper articles be thrown into the same. Damage resulting from misuse thereof shall be borne by Resident by whom or upon whose premises it shall have been caused.

12. No baby strollers, bicycles, wagons, or similar articles, toys, playthings, or other personal property of any Resident or his family, friends, guests or servants, shall be placed in or permitted to remain in the halls, corridors, vestibules or stairways of the building.

13. No Resident, resident, occupant and /or family member and /or employee of said Resident, resident, and or occupant shall loiter and or congregate in the public hallways, lobby elevator, stairways, fitness or other amenity spaces or laundry room other than for the purposes to which they are intended.

14. Residents shall not add or affix any locks or bolts on doors or windows.
15. No window guards or window stops shall be removed from windows.
16. Rollerblading, skateboarding or hover boarding is prohibited in within the building (i.e. common areas, apartments, terraces).
17. Removal of window screen installed within the apartment is strictly prohibited.
18. Solicitation in the building is strictly prohibited.
19. No pets shall be present or kept in the premises including furnished apartments and public spaces. No animals are permitted without a leash in any public areas of the premises.
20. Residents shall not install or operate any machinery, refrigeration or heating devices or use or permit onto the premises any inflammable fluids or materials which may be hazardous to life or property.
21. Operation of electrical appliances or other devices which interfere with radio, television, Wi-Fi, or cell phone reception is not permitted.
22. Deliveries and moving of furniture for unfurnished apartments must be conducted through the back entrance of the building at times permitted by Building Management.
23. Residents may not barbeque or operate cooking equipment on the balconies. Barbeque and cooking equipment can be used only in the back yard and must be at least 6 feet away from the building and the fence.
24. Residents shall not place any signs or advertisements on the windows or within the apartment or otherwise upon the Building, if such signs are visible from the street.
25. Residents shall not install a waterbed or any other unusually heavy item of furniture in unfurnished apartments without prior written permission from Building Management. Residents may not remove assigned furnishings from furnished apartments. Removal of such furnishings is strictly prohibited.
26. Resident shall not interfere in any manner with the heating or lighting or other fixtures in the building nor run extension cords or electrical appliances in violation of the Building and Fire Life Safety Code.
27. Resident agrees and acknowledges that smoking is prohibited inside the building common area including but not limited to stairwells, hallways, and other public and private areas. Violators are subject to a \$500 fine and other judicial sanctions. This applies to Resident, family members, or guests.

28. Building Management may bar individuals from the building and/or Resident's premises. All guests and invitees of Resident shall observe all rules and regulations of the building. If these provisions are violated by guests, they may be barred and/or arrested for criminal trespass, after they have received a barred notice and then have been placed on a barred list by Building Management.

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