

HYDE PARK OWNERS CORPORATION

HOUSE RULES

These rules have been put together and apply to all shareholders (both resident and non-resident) of Hyde Park Owners Corporation, their guests and subtenants and all other persons residing at Hyde Park Gardens. In addition, where permitted by applicable law, relevant sections of these House Rules also apply to rent regulated and non-regulated tenants on the Property and the members of their households. They pertain not only to all apartments, but also all common areas including, but not limited to the buildings in which the apartments are located, vestibules, sidewalks, driveways and courtyards. Please make sure to read them as fines will be issued for violation of the House Rules

Please note that these House Rules are designed to help make Hyde Park Gardens a safe, clean and enjoyable place to live. The voluntary compliance of ALL residents with these House Rules is a vital component of the Corporation's efforts to ensure a high quality of life for all residents.

Note: for the purposes of these House Rules, a shareholder of Hyde Park Owners Corp. is referred to as "Lessee", and Hyde Park Owners Corp. is referred to as "Lessor" or the "Corporation". The Corporation's premises including both the apartments and/or common areas, is sometimes referred to as the "Property".

LESSEES WILL BE HELD RESPONSIBLE FOR THE ACTIONS OF ALL OCCUPANTS OF THEIR APARTMENTS, THEIR SUBTENANTS, CHILDREN, GUESTS AND INVITEES, AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE ACTIONS OF SUCH PERSONS.

1. OBSTRUCTION, FURNISHING AND DECORATING OF VESTIBULES, COURTYARDS AND OTHER PUBLIC AREAS

- a. The entrances, vestibules, sidewalks, stairways, courts, and driveways shall not be obstructed or used for any purpose other than entry to and exit from the apartments in the buildings and for making and receiving deliveries.
- b. No mopeds, bicycles, scooter, motorcycles, strollers, baby carriages or other wheeled items or toys or other personal effects shall be allowed to stand in vestibules and public areas or courts of the buildings. Supermarket type shopping carts are not permitted on the Corporation's premises and are subject to immediate removal.
- c. Any resident may redecorate the vestibule of the building in which the resident's apartment is located provided the resident obtains the prior written consent of the Corporation AND of the Lessee or, in the case of an apartment occupied by a non-Lessee, the named tenant of all other apartments sharing such vestibule. Such

redcoration of vestibules will be at the resident's sole cost and expense and must comply with the Corporation's rules applicable to alterations.

2. RULES PERTAINING TO PUBLIC AREAS OF THE PROPERTY:

- a. No vehicle belonging to a Lessee or to a member of the family or guest, subtenant, or employee of a Lessee, or to any resident shall be parked in such manner as to impede or prevent ready access to or from any entrance of the buildings, garages, or parking areas, by another vehicle or pedestrian. Use of garages and outdoor parking areas is subject to such additional rules and regulations as the Corporation shall enact from time to time.
- b. Littering is prohibited. No food refuse, bottles, cans, cigar/cigarette butts, or other garbage shall be left on the grounds, benches, in laundry rooms, playground areas, vestibules, or other public areas. Please help keep the Property clean.
- c. The playing of loud or disturbing music by instrument playing, radios or other means is prohibited.
- d. No drinking of alcoholic beverages.
- e. Sale or use of drugs or other illegal substances will not be tolerated. Violators will be prosecuted.
- f. No loitering or "hanging out" **after 10:00 p.m.**
- g. No use of fire hydrants for any reason except as ordered by the Fire Dept. Hydrants will not be opened for recreational use, washing of cars, etc.
- h. No ball playing of any kind, or other sporting activity on the grounds.
- i. No use of fireworks or firearms. Violators will be prosecuted.
- j. Playgrounds will **close at dusk** and no one shall be permitted to use or hang out in such playgrounds after that time.
- k. No tree climbing or playing in trees. Lawns and trees shall not be abused..
- l. No playing in vestibules, stairways, garages or parking areas.

m. PERSONAL PROPERTY ON LAWNS, DRIVEWAYS, STEPS AND OTHER PUBLIC AREAS:

- (i). Outdoor holiday decorations are subject to the approval of Lessor and must be removed no later than 7 days after the relevant holiday. Lessor reserves the right to remove any decorations it determines are offensive or inappropriate.
- (ii) Portable basketball hoops are prohibited anywhere on Hyde Park property.
- (iii) All unattended toys, pools and personal property must be removed or stored neatly away out of sight after sundown.

3. EXCESSIVE NOISE

- a. No person shall make or permit any disturbing noises in the buildings , the apartments or in any area of the Property, or do or permit anything to be done therein, which will unreasonably interfere with the rights, comfort or convenience of other residents.
- b. No person shall permit the use of any musical instrument or permit the operation of a stereo/compact disc player, radio, television, exercise equipment or any other appliance in an apartment between the hours of 10:00 PM and 8:00 AM, Sunday-Thursday and 11:00 PM and 8:00 AM, Friday-Saturday to the extent that it shall unreasonably disturb or annoy other occupants of the buildings.

4. PLACEMENT & DISPOSAL OF ARTICLES

- a. No articles, including laundry, shall be hung or shaken from the doors, windows, trees, shrubs, or placed upon the window ledges of the buildings.
- b. No cigarettes, matches, trash, or articles of any kind are to be thrown from windows or disposed of in anything other than the proper container.

5. WINDOW COVERINGS

Windows should only be covered with blinds, shades, curtains or other products designed for window coverings. At no time should inappropriate items, such as bedspreads, sheets, or shower curtains be used as window coverings.

Windows in the apartment shall be kept clean and the method of cleaning shall comply with applicable law.

6. USE OF AIR CONDITIONERS

Air conditioners installed through building walls in any building on the Property are subject to prior written approval of Lessor in each instance.