

**The Whitby**  
325 West Forty Fifth Street Owners' Corporation  
325 West Forty Fifth Street  
New York, New York 10036-3803

**Amended House Rules November 24, 1999**

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 stairways shall not be obstructed in any way.
2. No patient of any doctor who has offices in the Building or client of any person who has a home based business operating out of an apartment shall be permitted to wait in the lobby or public hallways.
3. Children may not play in the public halls, lobby, courts, stairways, fire stairways, elevators or laundry room.
4. No public hall of the Building shall be decorated or furnished by any Lessee in any manner.
5. 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 the Lessees. 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 a television loudspeaker in such Lessee's Apartment between the hours of 11:00 p.m. and the following 8:00 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 Monday through Saturday (not including legal holidays), and only between the hours of 8:00 a.m. and 5:00 p.m.
6. No article shall be placed in the halls, on the staircase landings or fire stairways, nor shall anything be hung or shaken from the doors, windows, terraces, fire escapes and balconies or placed upon the windowsills or fire escapes of the Building.
7. No awnings, window air-conditioning units or ventilators shall be used in or about 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. The superintendent is either to install all air conditioners or must approve any such installations.
8. No sign, notice, advertisement or illumination shall be inscribed or exposed on or in the elevator, laundry room, windows or any other part of the Building unless approved in writing by the Lessor or its managing agent.
9. No bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, lobby, fire stairways, passageways, areas or courts of the Building.
10. Messengers, delivery persons and trades people shall use such means of ingress and egress as shall be designated by the managing agent.
11. Trunks and heavy baggage shall be taken in or out of the Building through the service elevator and the service entrance.
12. Bathroom and kitchen fixtures 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 any plumbing fixtures. The cost of repairing any damage resulting from misuse of any bathroom or kitchen plumbing shall be paid for by the Lessee in whose Apartment it shall have been caused.

13. No Lessee shall send any employee of the Building on any private business or errand.
14. Ordinary household pets may be kept in the Building only with written permission from the Board of Directors effective January 1, 2000. Under no circumstances are any dogs or other household pets allowed in the laundry room. In no event shall dogs be permitted in the elevators or in any of the public portions of the Building unless leashed. No pigeons or other birds or animals shall be harbored or fed from the windowsills, terraces, fire escapes, balconies, yard, court spaces or public portions of the Building, nor on the sidewalk or the street adjacent to the Building.
15. No radio or television aerial, or satellite dish shall be attached to or hung from the exterior of the Building.
16. No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee, shall be parked in such a manner as to impede or prevent ready access to any entrance of the Building by another vehicle.
17. The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or its managing agent.
18. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
19. Unless expressly authorized by the Board of Directors in each case, the floors of each Apartment must be covered with padded rugs or carpeting or equally effective noise reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets and foyers.
20. No group tour, open house, commercial filming or exhibition of any Apartment or its contents shall be conducted, nor shall any auction sale be held in any Apartment without the written consent of the Lessor or its managing agent.
21. The service elevator shall be operated only by the employees of the Lessor, and there shall be no interference whatsoever with the same by Lessors or members of their families, their guests, employees or subtenants.
22. Complaints regarding the services of the Building shall be made in writing to the managing agent of the Lessor.
23. Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
24. New York City recycling regulations, as detailed inside every compactor room, must be strictly adhered to. In addition, the following rules shall be observed with respect to incinerator equipment and compactor room:
  - a) All non-recyclable debris is to be completely drip-free before it leaves the Apartment and is to be securely wrapped or bagged in small packages sized to fit easily into the compactor chute so as not to block it.
  - b) No bottles or cans shall be dropped down the chute, but shall be placed in the appropriate recycling bin in the service elevator or compactor room area.
  - c) Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into the compactor chute. Small items of this nature may be left in a neat manner on the compactor room floor. Bulky items should be left at the service elevator area.

- d) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other flammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the compactor chute.
  - e) Vacuum cleaner bags must never be emptied into the chute. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed into the compactor chute.
  - f) Notify building staff of any dripping or moist refuse appearing on hallway or compactor room floor.
25. No plants, hibachis, barbecues, chairs, or other objects shall be placed on any part of the windowsills, fire escapes or balconies. Any objects found on these areas will be disposed of.
26. The wearing of rollerblades, roller-skates or use of skateboard in the hallways, laundry room, elevators, or other public areas of the Building is not permitted. Changing from shoes to skates is permitted in the lobby.
27. The agents 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 of inspecting such Apartment 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, insect or other pests. If the Lessor is compelled to take measures to control vermin or other pests, the costs thereof shall be payable by the Lessee as additional rent.
28. No Lessee shall install any dishwashing or laundry machines or garbage disposals in the Apartment.
29. Access to the roof is strictly prohibited.
30. All residents must maintain an emergency key in the lockbox located at the front desk.
31. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

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