MAXWELL-KATES, INC.

The Allegro Condominium Purchase Application
62 West 62nd Street
New York, New York 10023

Please forward one (1) original copy of the complete package to the Closing Department at Maxwell-Kates, Inc. Please do not submit incomplete packages. Incomplete packages will not be processed. (8 x 11 copies preferred and all information must be legible). Although every effort will be made to expedite the transaction, the Board is permitted per the Offering Plan a full thirty (30) days to review and act on the application. A minimum often ten (10) days will be required to approve all transactions. The actual waiver will only be released at the scheduled closing. No direct contact with the Board of Managers unless authorized by Maxwell-Kates, Inc. A letter of intent to the Board of Managers must be submitted stating that you have a bona fide offer to sell your apartment and you are offering said sale of apartment to the Board under the same terms and conditions.

Application Requirements:
1. Purchase Application completed and signed. (Please include names of all proposed occupants).
2. Contract of Sale executed by all parties.
3. Notification of Legal Mailing Address (Purchaser(s)), Lead Paint Disclosure form, Window Guard Form, Fire Safety Acknowledgement Rider and the attached Owners Registration Card (required by the city and/or state) must be executed by Seller, Purchaser and/or Agent where applicable.
4. Credit Authorization Form to be fully executed by Purchaser(s).
5. Applicant Release for the Board and the Managing Agent to be executed by Purchaser(s).
6. House Rules Acknowledgement, Condominium Power of Attorney, Homeowners Insurance Acknowledgement and Confidential Contact Form to be executed by Purchaser(s).
7. Personal Financial Statement to be completed by Purchaser(s).

Fees Due Upon Submission of Package:
1. Application Fee in the amount of $450.00 from Purchaser made payable to Maxwell-Kates, Inc. (non-refundable).
2. Certificate of Termination Fee in the amount of $100.00 from Seller made payable to Maxwell-Kates, Inc. (non-refundable).
3. Package Reproduction/Messenger Fee in the amount of $195.00 from Purchaser made payable to Maxwell-Kates, Inc. (non-refundable).
4. Credit/Criminal Report fee in the amount of $165.00 per applicant named on the contract made payable to Maxwell-Kates, Inc. (non-refundable).
5. Move-In Fee in the amount of $500.00 from Purchaser made payable to The Allegro Condominium. (non-refundable).

Fees Due at Closing:
1. Closing Attendance/Administration Fee in the amount of $200.00 from Seller made payable to Maxwell-Kates, Inc.
2. Closing Attendance/Administration Fee in the amount of $200.00 from Purchaser made payable to Maxwell-Kates, Inc.
NOTICE OF INTENTION TO SELL OR LEASE
(OWNER'S REQUEST FOR WAIVER OF RIGHT OF FIRST REFUSAL)

The undersigned, being the owner(s) of apartment unit no. _________ in the
__________________________ in New York, New York, hereby notifies the Board of Managers
in care of Maxwell-Kates, Inc., as Managing Agent, that the undersigned has received a bona fide offer to
SELL □ LEASE □ said unit from the below named prospective purchaser(s) or tenant(s) on the terms
stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE PURCHASER(S) OR TENANT(S): (If a prospective
purchaser(s) or tenant(s) is a corporation, name the designated office, director, stockholder, or employee
of the corporation who will occupy the apartment unit and for how long a term. The lease must provide
that when and if the designated occupant(s) vacate the unit, a new lease package must be completed and
sent to the Board, in accordance with the By-Laws pertaining to the Right of First Refusal. No successor
designated occupant(s) may occupy the premises until the Board has waived its First Right of Refusal.

&

TERMS OF PROPOSED SALE OR LEASE:

Attached is a true copy of the contract of sale of lease setting forth all the terms of the agreement between
the parties.

PURCHASE PRICE: ___________________________ PROPOSED CLOSING DATE: _________________
MONTHLY RENT: ___________________________ LEASE TERM: ___________________________
ANTICIPATED OCCUPANCY DATE FOR SALE OR LEASE: ________________________________

The undersigned hereby submits to the Board this proposal together with the accompanying information
concerning the applicant purchaser(s) or tenant(s). In applying for consent to this proposed sale or lease,
the undersigned understands that such consent is required by the By-Laws. The undersigned authorizes
the Board to review and request any credit/criminal reports, references and any information necessary in
connection with this application. The undersigned acknowledges and consents to the following terms and
conditions.

TERMS AND CONDITIONS ON SALE OR LEASE OF APARTMENT

1. Maxwell-Kates, Inc. is acting as Agent for the Board and makes no representation or warranty
with respect to the building or apartment or any act or failure on the part of the Board in
connection with any sale contemplated herein. The Purchaser(s) or Tenant(s) take the apartment
'as is' unless otherwise specifically stated in the contract of sale or lease.
2. The undersigned represents that the sale or lease described above shall be made in accordance with the provisions of the By-Laws of the Condominium and agrees to promptly deliver to the Board all such further information with respect to the offer as the Board may reasonably request and to execute all documents required pursuant to law, the By-Laws and this application.

3. The undersigned acknowledges that the Board as waiver period, commencing with the date of receipt of this Notice and delivery of such additional information concerning the offer as the Board may reasonably request, to exercise its Right of First Refusal to purchase or lease the apartment unit on the terms specified herein and in the By-Laws. The undersigned hereby requests that, if the Board elects to waive or release such Right of First Refusal, it shall deliver to the undersigned a certificate to that effect, pursuant to the provision of the By-Laws.

4. The parties will have a maximum of thirty (30) days within which to enter into the sale or lease of the unit on the terms above stated after receiving a waiver from the Board.

Name of Individual Owner or Corporation

Name of Individual Owner or Corporation

Signature of Individual Owner
Authorized Officer of Corporation

Signature of Individual Owner
Authorized Officer of Corporation

9 East 38th Street, 6th Floor, New York, NY 10016
Tel: 212.684.8282  Fax: 212.684.8077  www.maxwellkatesinc.com
### Personal Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Co-Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Name:</td>
</tr>
<tr>
<td>Date of Birth:</td>
<td>Date of Birth:</td>
</tr>
<tr>
<td>Social Security Number:</td>
<td>Social Security Number:</td>
</tr>
<tr>
<td>Citizenship:</td>
<td>Citizenship:</td>
</tr>
<tr>
<td>Education/Professional Background:</td>
<td>Education/Professional Background:</td>
</tr>
</tbody>
</table>

### Employment History

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Co-Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed By:</td>
<td>Employed By:</td>
</tr>
<tr>
<td>Period Employed:</td>
<td>Period Employed:</td>
</tr>
<tr>
<td>Employer Phone Number:</td>
<td>Employer Phone Number:</td>
</tr>
<tr>
<td>Employer Address:</td>
<td>Employer Address:</td>
</tr>
<tr>
<td>Position Held:</td>
<td>Position Held:</td>
</tr>
<tr>
<td>Supervisor:</td>
<td>Supervisor:</td>
</tr>
</tbody>
</table>

### Residency History

**Current Address: Street Number, City, State, County and Postal Zip Code**

<table>
<thead>
<tr>
<th>Phone Number:</th>
<th>Length of time at present address:</th>
<th>Present Landlord/Mortgage Holder:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage Amount/Monthly Rent:</td>
<td>Reasons For Leaving:</td>
<td></td>
</tr>
</tbody>
</table>
MAXWELL - KATES, INC.

The Allegro Condominium
62 West 62nd Street
New York, New York 10023

PROPOSED SALE OF UNIT

UNIT NO.: 
Purchase Price: 
Proposed Seller: 
Seller’s Phone No.: 
Seller’s Attorney: 
Attorney’s Address: 
Attorney’s Phone No.: 

Seller’s Broker: 
Broker’s Firm: 
Broker’s Phone No.: 
Purchaser’s Broker: 
Broker’s Firm: 
Broker’s Phone No.: 

Proposed Purchaser: SSN#: 
Purchaser’s Address: 

9 East 38th Street, 6th Floor, New York, NY 10016
Tel: 212.684.8282  Fax: 212.684.8077  www.maxwellkatesinc.com
Business Connection and Position of Proposed Purchaser:

________________________________________

Business Address: ____________________________________________________________

Do you intend to reside in the apartment?  ☐ YES  ☐ NO

Name of all residents who will reside in apartment:

___________________________________________________________________________

Do you plan to receive mail at the apartment?  ☐ YES  ☐ NO

If no, please specify where monthly common charge bills and other correspondence should go:

___________________________________________________________________________

Names of clubs and society membership(s) applicant(s) belong to:

___________________________________________________________________________

Names of all residents in the building known by applicants:

___________________________________________________________________________

Address of any additional residency owner or leased:

___________________________________________________________________________

Will applicant(s) be maintaining pets in the apartment?  ☐ YES  ☐ NO

If yes, please specify:

___________________________________________________________________________

If Purchaser is a corporation, name and describe the individual(s) to be occupant(s) of the apartment unit and state for how long a term. New information and references must be provided each time occupancy changes.

a. Names of designated Occupant(s): ________________________________________

b. Relation to Purchaser(s): ________________________________________________

c. Length of Occupancy: ____________________________________________________

9 East 38th Street, 6th Floor, New York, NY 10016
Tel: 212.684.8282  Fax: 212.684.8077  www.maxwellkatesinc.com
Will there be any business or profession conducted in this unit? □ YES □ NO

If yes, please describe the nature of the business or profession:

________________________________________________________________________

Special Remarks (please give additional information which may be pertinent to the nature of the applicant’s occupancy):

________________________________________________________________________

________________________________________________________________________

REFERENCES

Present Landlord (if applicable):

Address:

Personal References:

________________________________________________________________________
MAXWELL - KATES, INC.

The Allegro Condominium
62 West 62nd Street
New York, New York 10023

CONFIDENTIAL CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Purchaser:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent/Home Address:</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>E-Mail Address</td>
<td></td>
</tr>
</tbody>
</table>

In Case of Emergency Contact:

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-Purchaser:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent/Home Address:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>State</td>
<td>Zip Code</td>
</tr>
<tr>
<td>E-Mail Address</td>
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</table>
MAXWELL - KATES, INC.
The Allegro Condominium

PERSONAL FINANCIAL STATEMENT

Statement as of the __________ day of ________________, 20___

Name: ____________________________________________________________

Address: _________________________________________________________

Business or Occupation: ____________________________________________

Name of Employer: ________________________________________________

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>LIABILITIES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>Notes Payable Bank</td>
<td>$_________</td>
</tr>
<tr>
<td>Stocks &amp; Bonds</td>
<td>Notes Payable to Others</td>
<td>$_________</td>
</tr>
<tr>
<td>Account &amp; Notes</td>
<td>Accounts Payable</td>
<td>$_________</td>
</tr>
<tr>
<td>Receivable</td>
<td>Mortgage Payable</td>
<td>$_________</td>
</tr>
<tr>
<td>Other Assets</td>
<td>Other Liabilities</td>
<td>$_________</td>
</tr>
<tr>
<td></td>
<td>Liabilities Total</td>
<td>$_________</td>
</tr>
<tr>
<td>Assets Total</td>
<td></td>
<td>$_________</td>
</tr>
</tbody>
</table>

ANNUAL INCOME

Salary          $_________  
Fees & Commission $_________  
Other            $_________  
Total Income     $_________

The figures contained in the following statement are taken from the records of the undersigned. The statements contained in these documents are known by the undersigned to be true and to give a correct showing of the financial condition of the undersigned(s).

Signature ____________________________________________ Date

Signature ____________________________________________ Date

9 East 38th Street, 6th Floor, New York, NY 10016
Tel: 212.684.8282   Fax: 212.684.8077   www.maxwellkatesinc.com
ACKNOWLEDGEMENT OF HOUSE RULES AND BY-LAWS

I (We) have read, understood, approved and acknowledged receipt of the HOUSE RULES and REGULATIONS and BY-LAWS set forth by ______________________ CONDOMINIUM. I (We) give my (our) assurance that all members of my (our) office and visitors will conform to the RULES and REGULATIONS and BY-LAWS.

I (We) recognize that by acting to contrary of any terms of the HOUSE RULES and BY-LAWS, I (We) shall be in violation of the terms and conditions set forth in the HOUSE RULES and BY-LAWS.

____________________________________
Date

____________________________________
Unit Owner

____________________________________
Unit Owner
Authorization Agreement for Pre-authorized payments

Maxwell-Kates, Inc has a program, ACH Debit, enabling you to have your monthly maintenance/common charges paid directly from your bank account. By enrolling in this direct payment option program, you will eliminate the necessity of writing monthly checks for your monthly charges.

To enroll, you must execute this authorization agreement along with an original, voided check from a checking account to pay your monthly charges. We must have a voided check to obtain the routing number of the bank as well as your account number. Each month you will receive an invoice for your monthly charges. On the 5th of each month, the amount due will automatically be deducted from the account you specified and credited to your building’s account. The total amount due will include base charges and any other charges that might be imposed by your building. Your account will be credited on the 5th of the month. If for some reason, the funds are not available on the 5th of the month, your tenant account will be charged back for the monthly charges, the same as if a check was returned. Enrollment in the program, which is optional, will assure payment of your monthly charges even if you are traveling or away for an extended period of time. It will guarantee that no late fees will be assessed on your account as long as the funds are available.

To Maxwell-Kates, Inc: I want to enroll in the Direct payment option and have my monthly payments deducted automatically from the account associated with the enclosed check. (Please make certain that the check you enclose is from the correct account you want the funds to be drawn from every month).

To my lending institution: I authorize and instruct my lender to deduct the amount of my monthly bill from the account associated with the attached check. Maxwell-Kates, Inc. will notify my lender of the amount to be deducted. If at any time, I decide to discontinue the Direct payment option, I will notify Maxwell-Kates, Inc. in writing.

Signature(s): __________________________________________ Date: __________________________________________

Print Name(s): __________________________________________  Billing Address: ________________________________

MKI Account #: ___________________________ (accounting will fill in if unknown)

Please attach original voided check here.  
(Bring this page to closing)
AUTHORIZATION
PLEASE READ CAREFULLY BEFORE SIGNING

I/We authorize a tenant background search or consumer report. I/We authorize the verification of all information in this application and its release to the Landlord/Condominium/ Cooperative/ Maxwell-Kates, Inc. or other parties connected with the lease/purchase/transfer contemplated herein.

APPLICANT(S) NAME: 1. __________________________ 2. __________________________

APPLICANT(S) SIGNATURE: 1. __________________________ 2. __________________________

ADDRESS: 1. __________________________ 2. __________________________

________________________________________ 2. __________________________

SOCIAL SECURITY #: 1. __________________________ 2. __________________________

DATE OF BIRTH: 1. __________________________ 2. __________________________

NOTICE UNDER NYCACS 20-808

The application provided by you may be used to obtain a tenant screening report; the name and address of the consumer reporting agency or agencies that will be used to obtain such report is/are:

CoreLogic Safe Rent
c/o Consumer Relations Department
7300 Westmore Road, Suite 3
Rockville, MD 20850-5223
Telephone: (888) 333-2413

Pursuant to federal and state law:

1. If the Landlord takes adverse action against you on the basis of information contained in a tenant screening report, the Landlord must notify you that such action was taken and supply you with the name and address of the consumer reporting agency that provided the tenant screening report on the basis of which such action was taken;

2. If any adverse action is taken against you based on information contained in a consumer screening report, you have the right to inspect and receive a free copy of that report by contacting the consumer reporting agency;

3. Every tenant or prospective tenant is entitled to one free tenant screening report for each national consumer reporting agency annually, in addition to a credit report that should be obtained from www.annualcreditreport.com; and

4. Every tenant or prospective tenant may dispute inaccurate or incorrect information contained in a tenant screening report directly with the consumer reporting agency.

MK1 10/6/2010
ANNUAL NOTICE

PROTECT YOUR CHILD FROM LEAD POISONING AND WINDOW FALLS

New York City law requires that tenants living in buildings with 3 or more apartments complete this form and return it to their landlord before February 15, each year. If you do not return this form, your landlord is required to visit your apartment to determine if children age 10 years or younger (under 11) live in your apartment. If young children live in your apartment, the law requires your landlord to inspect for and properly install window guards and to inspect for and safely repair peeling paint.

<table>
<thead>
<tr>
<th>Peeling Lead Paint</th>
<th>Window Guards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>By law</strong>, your landlord is required to inspect your apartment for peeling paint and other lead paint hazards at least once a year if a child age 6 years or younger (under 7) lives with you.</td>
<td><strong>By law</strong>, your landlord is required to install window guards in all your windows if a child age 10 years or younger (under 11) lives with you, OR if you request them (even if no children live with you).</td>
</tr>
<tr>
<td>• You must notify your landlord in writing if a child under 7 comes to live with you during the year.</td>
<td>• <strong>ONLY</strong> windows that open to fire escapes, and one window in each first floor apartment when there is a fire escape on the outside of the building, are legally exempt from this requirement.</td>
</tr>
<tr>
<td>• If a child under 7 lives with you, your landlord must inspect your apartment and provide you with the results of these paint inspections.</td>
<td>• <strong>It is against the law</strong> for you to interfere with installation, or remove window guards where they are required. Air conditioners in windows must be permanently installed.</td>
</tr>
<tr>
<td>• <strong>Always report peeling paint to your landlord. Call 311 if your landlord does not respond.</strong></td>
<td>• Window guards should be installed so there is no space greater than 4½ inches above or below the guard, on the side of the guard, or between the bars.</td>
</tr>
<tr>
<td>• Your landlord must use safe work practices to repair all peeling paint and other lead paint hazards.</td>
<td>These requirements apply to buildings with 3 or more apartments built before 1960. They also apply to buildings built between 1960 and 1978 if the landlord knows that lead paint is present.</td>
</tr>
</tbody>
</table>

Please check all that apply.

- [ ] A child age 6 years or younger (under 7) lives in my apartment.
- [ ] A child age 10 years or younger (under 11) lives in my apartment and:
  - [ ] Window guards are installed in all windows as required.
  - [ ] Window guards need installation or repair.
  - [ ] Window guards are NOT installed in all windows as required.
- [ ] No child age 10 years or younger (under 11) lives in my apartment:
  - [ ] I want window guards installed anyway.
  - [ ] I have window guards, but they need repair.

Signature ___________________________ Telephone Number ___________________________

Date ___________________________

Deadline for return: February 15, 2012

PLEASE RETURN THIS FORM TO: MAXWELL-KATES, INC.
9 EAST 38th STREET
6TH FLOOR
NEW YORK, NEW YORK 10016

Call 311 for more information on preventing window falls and lead poisoning.

RESIDENT ADDRESS ___________________________ APT ________
The Allegro Condominium  
62 West 62nd Street  
New York, New York 10023

THE ALLEGRO WINDOW GUARD RIDER

Dear Resident:
You are hereby notified that, under Section 131.15 of the New York City Health Code, we are required to install window guards in your apartment if a child or children ten (10) years and under reside in your apartment.

Each resident is required by the Code to advise the owner or managing agent whether or not there are children under ten (10) years of age residing in the apartment. In order for you to fulfill your obligations regarding this matter, we are requesting that you complete the form below. Please fill out all the information requested and make sure you mark the appropriate box.

If at some time a child ten (10) years of age or younger becomes a resident of your apartment, the Code further requires that you then inform us in writing in order to have window guards installed.

The Allegro Condominium

Owner’s Name: ________________________________
Address: _______________________________________
Tenant’s Name: ________________________________

☐ There are no children 10 years of age or younger in my apartment at the present time.

☐ I want window guards even though I have no children 10 years of age or younger.

☐ I have children 10 years of age or younger living in my apartment. Their names and birth dates are: Name: ___________________________ Birth Date: ____________
Name: ___________________________ Birth Date: ____________

Purchaser’s Signature ___________________________ Purchaser’s Signature ___________________________
The Allegro Condominium
62 West 62nd Street
New York, New York 10023

NOTIFICATION OF
LEGAL MAILING ADDRESS

All communication and invoices concerning the ownership of Unit ________ should be sent to the following address rather than the building.

Owner’s Name: ____________________________________________________________

Address: __________________________________________________________________

Business Telephone Number ___________ Home Telephone Number ______________

HOUSE RULES RIDER

To: The Board of Managers of
The Allegro

As owner of Unit ________, I have been presented with a copy of the House Rules and agree to abide by these rules.

Purchaser’s Signature

Purchaser’s Signature
RULES AND REGULATIONS
FOR THE ALLEGRO CONDOMINIUM

1. The pavement, entrance, passages, public halls, elevators, vestibules, corridors and
entrances of the dwelling shall be not obstructed or used for any purpose other than
those of the occupants of the Units. No vehicle belonging to a Unit Owner, to a tenant, a
visitor, a client, or any other person or any of the above-mentioned vehicles shall be
allowed to stand in the parking area or to park in any of the places mentioned herein,
or be used for any purpose other than the purposes of parking.

2. No bicycles, motorcycles, or similar vehicles shall be taken into or from the Building
through the main entrance or shall be allowed in any of the elevators of the Building.
No baby carriages or any of the above-mentioned vehicles shall be allowed to stand
in the public halls, passageways, or other public areas of the Building. No bicycles,
motorcycles, or similar vehicles shall be taken into the Building.

3. No service or delivery goods will be allowed to use the service entrances or other
entrances to the Building.

4. All service and delivery goods will be allowed to use the service entrances or other
entrances to the Building.

5. No article (including, but not limited to, garbage cans, bottles or glass) shall be placed
or stored in any of the halls or on any of the staircases of the Building.

6. The storage rooms of the Building shall be used by all Unit Owners, in
common, only for the storage of trunks, bags, suitcases, and packing cases, all of which shall
be used for this purpose.

7. The storage rooms of the Building shall be used by all Unit Owners, in
common, only for the storage of trunks, bags, suitcases, and packing cases, all of which shall
be used for this purpose.

8. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

9. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

10. The Condominium Board of the Manager shall, at any time, take or place
anything to be done or kept in its or her Unit or in the Common Elements, that will result in the
removal of the contents thereof, without the prior written consent of the
Unit Owner, or any other person.

11. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

12. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

13. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

14. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

15. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

16. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.

17. No Unit Owner shall be allowed to use the service entrances or other
entrances to the Building.
chemical, or substance, except as shall be necessary and appropriate for the permitted uses of such Unit or Limited Common Elements.

12. There shall be no blaring of the Unit, or their appurtenant Limited Common Elements, or any other Unit or Limited Common Elements of other Unit Owners. Any Unit Owner shall be subject to the provisions of this section to the extent that the described activity is not permitted by any applicable law, ordinance, or regulation.

13. No Unit Owner shall make, cause, permit or engage in any unusual, disturbing, or objectionable noises or odors to be produced upon or emanate from his or her Unit or its appurtenant Limited Common Elements, or Residential Condominium Committee.

14. No Unit Owner shall make, cause, or permit any unusual, disturbing, or objectionable noises or odors to be produced upon or emanate from his or her Unit or its appurtenant Limited Common Elements or permit anything to be done therein that will interfere with the rights, comfort, or safety of the inhabitants of the Building, or any of the common elements thereof. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof.

15. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

16. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

17. Unless expressly authorized by the Residential Condominium Committee, no Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

18. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

19. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

20. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

21. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.

22. No Unit Owner shall engage in any activity that will disturb or harm the occupants of the Building, or any of the common elements thereof. All activities that will disturb or harm the occupants of the Building, or any of the common elements thereof, shall be permitted only with the prior written approval of the Residential Condominium Committee.
been approved in writing by the Condominium Committee or the Managing Agent. Nothing shall be
prohibited from the window of a Residential Unit without similar approval.

21. All radio, television, or other electrical equipment of any kind or nature installed or used in
each Unit shall comply with all rules, regulations, requirements, or recommendations of the New
York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner
shall be liable for any damage or injury caused by any radio, television, or other electrical
equipment.

22. Water-closets and other water apparatus in the Building shall not be used for any purpose
other than those for which they were designed, and no sweepings, rubbish, rags, or any other article
shall be thrown into the same. Any damage resulting from misuse of any water-closets or other
apparatus shall be repaired and paid for by the Owner of such Unit.

23. Each Unit Owner shall keep his or her Unit and its appurtenant common elements in
good state of preservation, condition, repair and cleanliness in accordance with the terms of the By-
Laws.

24. The agent of the Residential Condominium Committee or the Managing Agent, and any
contractor or workman authorized by the Residential Condominium Committee or the Managing Agent,
may enter any room in the Residential Section or Residential Unit at any reasonable hour of the day,
on at least one day’s prior notice to the Unit Owner, for the purpose of inspecting such Unit for the
presence of 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. However, such entry,
inspection and extermination shall be done in a reasonable manner so as not to unreasonably
interfere with the use of such Unit for its permitted purposes.

25. The Residential Condominium Committee of the Managing Agent may retain a key to
each Residential Unit. If any lock is altered or a new lock is installed, the Residential Condominium
Committee or the Managing Agent shall provide a key to the same immediately upon such
alteration or installation. If the Unit Owner is not personally present at such time and permits an
entry to the Unit Owner at any time when an entry therein is necessary or permissible under
these Rules and Regulations or under the By-Laws, and has not furnished a key to the Residential
Condominium Committee or the Managing Agent, then the Residential Condominium Committee
or the Managing Agent, or an officer of the Condominium or of the Managing Agent, may forcibly enter
such Unit without liability for damages or trespass by reason thereof. (During such entry, reasonable care
is given to such Residential Unit Owner’s property).

26. If any key of keys are entrusted by a Unit Owner, by any Family Member thereof, or by his or
her agent, servant, employee, lessee, or visitor to an employee of the Condominium or of the
Managing Agent, whether for such Unit Owner’s Unit or an automobile, lock, or other property,
without the consent of the key holder or of the Unit Owner, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the
Residential Condominium Committee nor the Managing Agent shall (except as provided in Rule 25)
be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting
therefrom or connected therewith.

27. The Unit Owners and their respective Family Members, guests, servants, employees,
agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon, or attempt
to enter upon, the roof of the Building.

28. No occupant of the Building shall send any employee of the Condominium or the
Managing Agent out of the Building on any private business.

29. Any consent or approval given under these Rules and Regulations may be amended,
modified, added to, or repealed at any time by resolution of the Residential Condominium
Committee. Further, any such consent or approval may, in the discretion of the Residential
Condominium Committee or the Managing Agent, be conditional in nature.

30. Complaints regarding the service of the Condominium shall be made in writing to the
Residential Condominium Committee or to the Managing Agent.