

HUDSON VIEW EAST CONDOMINIUM

C/O R.Y. Management Co., Inc.

50 Battery Place

New York, NY 10280

(212) 786-2803

INFORMATION REQUIRED FOR SALE APPLICATIONS

- 1) COPY OF EXECUTED CONTRACT OF SALE SIGNED BY ALL PARTIES.
- 2) NOTICE OF INTENTION TO SELL CONDOMINIUM UNIT TO BE COMPLETED AND SIGNED BY CURRENT UNIT OWNER(S).
- 3) APPLICATION FOR WAIVER OF RIGHT OF FIRST REFUSAL AND APPLICATION FOR OCCUPANCY TO BE COMPLETED BY PROSPECTIVE PURCHASER(S).
- 4) AFFIDAVIT OF INCOME TO BE COMPLETED, SIGNED AND NOTARIZED FOR PROSPECTIVE PURCHASER(S).
- 5) RULES & REGULATIONS & BY-LAWS ACKNOWLEDGMENT RIDER TO BE SIGNED BY PROSPECTIVE PURCHASER(S) AND KEEP THE RULES FOR YOUR RECORD.
- 6) RIDER #1 TO BE COMPLETED AND SIGNED BY PROSPECTIVE PURCHASER(S).
- 7) NOTIFICATION OF LEGAL MAILING ADDRESS FORM TO BE COMPLETED AND SIGNED BY PROSPECTIVE PURCHASER(S).
- 8) NOTIFICATION OF FORWARDING ADDRESS FORM TO BE COMPLETED BY THE CURRENT OWNER(S) AND NEW OWNER INFORMATION TO BE COMPLETED BY PROSPECTIVE PURCHASER(S).
- 9) EXECUTED RELEASE OF INFORMATION AUTHORIZATION FORM FOR PROSPECTIVE PURCHASER(S). A CHECK IN THE AMOUNT OF \$39.00 (\$100.00 FOR CORPORATION) PAYABLE TO TENANT DATA VERIFICATION, OR CREDIT CARD INFORMATION, FOR EACH RESIDENT OVER THE AGE OF 18, TO PROCESS A TRW CREDIT REPORT.
- 10) CLEAR COPY OF PHOTO IDENTIFICATION FOR EACH PROSPECTIVE PURCHASER.
- 11) EMPLOYMENT VERIFICATION LETTER FROM **EACH PROSPECTIVE PURCHASER'S** EMPLOYER STATING ANNUAL SALARY, POSITION & LENGTH OF EMPLOYMENT. IF SELF EMPLOYED, PLEASE SUBMIT THE ABOVE FROM YOUR CPA.

- 12) ONE (1) PERSONAL REFERENCE LETTER FOR PROSPECTIVE PURCHASER.
- 13) ONE (1) BUSINESS REFERENCE LETTER FOR PROSPECTIVE PURCHASER.
- 14) BUILDING LINK REGISTRATION TO BE COMPLETED BY PROSPECTIVE PURCHASER(S).
- 15) SIGNED PET POLICY ACKNOWLEDGMENT AND COMPLETED PET REGISTRATION FORM TO BE COMPLETED BY PROSPECTIVE PURCHASER(S).
- 16) A NON-REFUNDABLE APPLICATION FEE IN THE AMOUNT OF \$300.00 PAYABLE TO R.Y. MANAGEMENT CO., INC.
- 17) A NON-REFUNDABLE MOVING FEE IN THE AMOUNT OF \$1000 PAYABLE TO HUDSON VIEW EAST CONDOMINIUM.
- 18) A REFUNDABLE MOVE-IN DEPOSIT OF \$500 MADE PAYABLE TO HUDSON VIEW EAST CONDOMINIUM. THIS DEPOSIT WILL BE RETURNED UPON REQUEST AND AFTER COMPLETION OF THE MOVE AND THE RESIDENT MANAGER'S VERIFICATION OF NO-DAMAGE TO THE COMMON ELEMENTS.

PLEASE NOTE: A UNIT PURCHASED UNDER THE NAME OF A CORPORATION MUST BE OCCUPIED BY AN OFFICER, SHAREHOLDER OR EMPLOYEE OF THE CORPORATION FOR A PERIOD OF NO LESS THAN ONE (1) YEAR. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ALL THE QUESTIONS MUST BE ANSWERED; NO BLANK SPACES SHOULD BE LEFT. IF QUESTION IS NOT APPLICABLE WRITE "N/A"

ALL DOCUMENTS MUST BE ORIGINAL AND ONE (1) ADDITIONAL COPY OF THE COMPLETED APPLICATION TO THE FOLLOWING:

R.Y Management Co. Inc.

Attention transfer Department

50 Battery place

New York. NY 10280

212-786-2803

212-786-9075 fax

NOTICE OF INTENTION TO SELL OR LEASE CONDOMINIUM UNIT

The undersigned, being the owner of unit # _____ at 250 South End Avenue, New York, NY 10280 hereby notifies the board of managers in care of R.Y. MANAGEMENT CO., INC., Managing Agent, that the undersigned has received a bona prospective purchase or lessee on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE PURCHASER OR LESSEE; (If a prospective purchaser or lessee is a corporation, name the designated officer, director, stockholder or employee of the corporation who will occupy the apartment unit, and for how long a term. When and if designated occupant vacates the unit, another application must be filed and references submitted before occupancy can be allowed to successor occupant.)

TERMS OF PROPOSED SALE OR LEASE:

Attached is a true copy of the contract of sale or lease setting for the all of the terms of the agreement between the parties:

PURCHASE PRICE: \$ _____ PROPOSED CLOSING DATE _____

(If sale

DOWN PAYMENT \$ _____ MORTGAGE BANK _____

MONTHLY RENTAL: \$ _____ LEASE TERM _____

(If lease)

ANTICIPATED OCCUPANCY DATE OF SALE OR LEASE: _____

ATTACHMENTS:

1. Copy of contract of sale or lease setting forth all of the terms of the agreement between the parties.
2. Standard application form for purchase or lease must be completely filled in and signed by the prospective purchaser or lessee.
3. Originally signed references for the prospective occupant of the apartment unit must accompany the application form.

The undersigned represents that the sale or lease described above shall be made strictly in accordance with the provisions of the By-Laws of the Condominium and agrees to promptly deliver to the Board of Managers all such further information with respect to the offers as the board may reasonably request.

The undersigned acknowledges that the board has a 30-day period, commencing with the date of receipt of this notice as well as the 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 delivers to the undersigned a certificate to that effect, pursuant to the provision of the By-Laws.

Name of Individual Owner or Corporation

Signature On Individual Owner or Authorized Officer
Of the Board of managers

Date: _____

**APPLICATION FOR WAIVER OF RIGHT OF FIRST REFUSAL ON PROPOSED CONDOMINIUM
PURCHASE OR LEASE**

ALL QUESTIONS MUST BE ANSWERED BEFORE THE BOARD OF MANAGERS WILL REVIEW THE

APPLICATION

UNIT OWNER INFORMATION

CONDOMINIUM UNIT NO: _____ NAME OF UNIT OWNER: _____

ADDRESS OF OWNER: _____ TEL.NO: _____

ATTORNEY FOR OWNER: _____ TEL.NO: _____

ATTORNEY'S FAX NO: _____ ATTORNEY'S E-MAIL ADDRESS: _____

ATTORNEY'S FIRM AND ADDRESS: _____

APPLICANT'S INFORMATION

APPLICANT: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TEL. NO.: _____ APPLICANT'S E-MAIL: _____

APPLICANT ATTORNEY: _____ TEL. NO.: _____

APPLICANT ATTORNEY'S FAX NO.: _____

APPLICANT ATTORNEY'S E-MAIL ADDRESS: _____

APPLICANT ATTORNEY'S FIRM AND ADDRESS: _____

APPLICANT BUSINESS ADDRESS: _____ TEL. NO.: _____

APPLICANT'S OCCUPATION: _____

(In the case of individual; In case of a corporation, a detailed summary of the nature of the business)

APPLICANT'S ANNUAL INCOME: _____

DATE AND PLACE OF CLOSING: _____
DD/MM/YYYY

PROPOSED DATE OF OCCUPANCY: _____
DD/MM/YYYY

PURCHASE PRICE: \$ _____ MONTHLY RENTAL: \$ _____ LEASE TERM: _____
(If Sale) (If Lease)

SPECIAL CONDITIONS: _____

IF A CORPORATION, NAME THE INDIVIDUAL DESIGNATED TO BE THE OCCUPANT OF THE APARTMENT OF THE APARTMENT UNIT AND STATE FOR HOW LONG A TERM. (NOTE: when and if designated occupant vacates the unit, another application must be filed, and reference submitted before occupancy can be allowed to successor designated occupant.)

1. NAME OF DESIGNATED OCCUPANT: _____

RELATION TO APPLICANT: _____ LENGTH OF OCCUPANCY: _____

2. NAMES OF ALL PERSONS WHO WILL RESIDE IN THE APARTMENT AND IF CHILDREN, STATE NUMBER AND THEIR APPROXIMATE AGES: _____

3. WILL THERE BE ANY EMPLOYEES LIVING OR WORKING IN THE UNIT? _____

4. IF SO, HOW MANY? _____

DOMESTIC: _____ BUSINESS: _____

5. DOES OCCUPANT WISH TO MAINTAIN ANY PETS? _____ IF SO, PLEASE SPECIFY:

6. IF A PRESENT RESIDENCE IS RENTED OR IS A COOPERATIVE OR CONDOMINIUM, STATE NAME AND ADDRESS OF CURRENT LANDLORD OR AGENT: _____

REFERENCES

(BANK): _____

ACCOUNT NUMBER: _____

(BANK): _____

ACCOUNT NUMBER: _____

STOCKBROKER, C.P.A.: _____

NAME AND ADDRESS OF PARTY TO BE CONTACTED FOR INFORMATION REGARDING APPLICANT'S

CURRENT SOURCE OF INCOME: _____

STATE THE NAME AND ADDRESS OF THREE ADDITIONAL REFERENCES:

1. _____

2. _____

3. _____

EXPLANATORY REMARK, IF ANY: _____

CITIZENSHIP OF APPLICANT OR PROPOSED OCCUPANT: _____

NAME AND ADDRESS OF PERSON WHO IS AUTHORIZED TO ACCEPT SERVICE OF PROCESS IN ABSENCE OF APPLICANT.

PROSPECTIVE TENANT/OWNER

DATE: _____
DD/MM/YYYY

PROSPECTIVE TENANT/OWNER

DATE: _____
DD/MM/YYYY

HUDSON VIEW EAST CONDOMINIUM

APPLICATION FOR OCCUPANCY

(PLEASE PRINT)

Application for apartment at: _____ Apt. # _____ Rent/Purchase amount _____

Desired date of occupancy: _____ Date: _____ 20 _____

NAME: _____

Date of birth: _____ Social Security No.: _____

CO-TENANT'S NAME: _____

Date of birth: _____ Social Security No.: _____

In case of emergency notify: _____

Name Address Phone

RESIDENCE HISTORY

A. Present Address: _____ Apt.# _____ Phone: _____ How long: _____

Present Landlord: _____ Phone: _____

B. Previous Address: _____ Apt.# _____ Phone: _____ How long: _____

Previous Landlord: _____ Phone: _____

C. Previous Address: _____ Apt.# _____ Phone: _____ How long: _____

Previous Landlord: _____ Phone: _____

REFERENCES

CHARACTER REFERENCES: (Do not include relatives)

1. Name: _____

Address: _____ Phone: _____

2. Name: _____

Address: _____ Phone: _____

BUSINESS REFERENCES:

1. Name of CPA: _____

Address: _____ Phone: _____

2. Name of Attorney _____ Address _____ Phone _____

ADDITIONAL INFORMATION

OTHER RESIDENTS TO OCCUPY APT.	SOCIAL SECURITY NO.	RELATIONSHIP TO HEAD	SEX	AGE
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____

TRW Processing Fee (Non-Refundable) \$ _____

Processing Fee (Non-Refundable) \$ _____

SIGNATURE: _____

SIGNATURE: _____

HUDSON VIEW EAST CONDOMINIUM

AFFIDAVIT OF INCOME

The undersigned, being duly sworn, deposes and says the following:

1. That I reside at_____.
2. That I have heretofore signed an application for unit No._____ at 250 South End Avenue, New York, New York, NY 10280.
3. (a) that my total income as reported in New York State Income Tax Return as "Total Income Tax Returns as "Total Income" for the year 20____ was \$_____;
- (b) that the combined income of all persons who will reside in said apartment as reported on New York Income tax Returns as "Total Income" for the years 20_____ was \$_____;
- (c) That it is reasonably anticipated that such total income (estimated by the occupants during the current year) will be \$_____.
4. that I certify that the statement herein contained and in my application are, to my personal knowledge and belief, true, correct, and complete and that I understand that any willful misrepresentation made herein and therein may be cause for termination of my lease or occupancy agreement and such other penalties as may be provided by law.

Signature
Prospective Unit Owner/ Tenant

PRINT NAME

SOCIAL SECURITY#_____

Sworn to before me
This ___ day of _____, 20_____

NOTARY PUBLIC

HUDSON VIEW EAST CONDOMINIUM
RULES AND REGULATIONS & BY-LAWS ACKNOWLEDGMENT

Address: _____ Apt. _____

I _____ have reviewed the By-Laws of Hudson view East Condominium and agree to the fact that the unit will be used as my primary residence and will be occupied solely by myself and the persons listed on my application for occupancy. I also understand that the persons listed on my application for occupancy. I also understand that the unit must be used solely as a residence and not for any commercial purpose.

The undersigned will comply with all rules and regulations and By-Laws as such rules may now exist or hereafter be amended. It is your responsibility to ascertain and obtain copies of such rules and By-Laws and any changes thereto.

Furthermore, I have received a copy of and will comply with all Rules and Regulations (Specifically attached hereto) and By-Laws of Hudson View East Condominium.

Applicant

Applicant

Addendum to the By-Laws of
Hudson view East condominium

RULES AND REGULATIONS
OF
HUDSON VIEW EAST CONDOMINIUM
EFFECTIVE AS OF MAY 28, 2010

- a. The sidewalks, entrance passages, public halls, elevators, vestibules, corridors, stairways or any part of, or associated to the building, shall not be obstructed or used for any purpose other than the entrance and exit from the units. No vehicle belonging to a unit owner, to a family member of a unit owner, or to a guest, tenant, subtenant, licensee, invitee, employee, or agent of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to, or exit from the building by another vehicle. The parking space will be available for the use of owners, renters, guests, visitors, vendors, etc. for no more than 20 minutes at a time.
- b. No bicycles, scooters, skateboards, rollerblades or similar vehicle shall be taken into or from the building through the main entrance or shall be allowed in any of the elevators of the building other than the elevator designed by the board if managers or the managing agent for such purpose, and no baby carriages or any of the above-mentioned motorized or non-motorized vehicles shall be allowed to stand in the public halls, passageways, or the building.
- c. All service and delivery persons will be required to use the service entrance or such other entrance of the building designated by the board of managers or the managing agent. In addition, all service professionals, messengers and trades people visiting the building shall use the elevator designated by the board of managers or the managing agent for the purpose of the entrance and exit, and shall not use any of the other elevators for any purpose, provided, however, that nurses in the employ of residential unit or their family members, guests, tenants, subtenants, licensees, or invitees may use any of the other elevators when accompanying said residential unit owners or their family members, guests, tenants, subtenants, licensees, or invitees.
- d. Trunks, heavy baggage or furniture that can scratch, dent or damage the elevators shall be taken in or out of the building only by the elevator designated by the board of managers or the managing agent for that purpose and only through the service entrance.
- e. No article (including, but not limited to, garbage cans, plants, mats, tables or art work) shall be taken in or out of the building only by the elevator designated by the board of managers or the managing agent for that purpose and only through the service entrance.
- f. The storage rooms of the building, located in the basement, shall be used by residential unit owners, in common, only for the storage of trunks, bags, suitcases and packing cases, all of which shall be empty, and for the storage of such other articles as the Board of managers, in its sole discretion, may determine. Supervision, management and control of the storing in and removal of a residential unit owner's property from the storage rooms is vested in the board of managers. The use of the storage rooms shall be at the sole risk of the residential unit owner or other person using the same, and the Board of Managers, its agents, or the Managing Agent shall not be liable for any injury to the person, loss by theft or otherwise, or damage to property, whether due to the negligence of the Board of managers, its agents, the managing agent, or otherwise.

Each residential unit will be responsible for ensuring compliance with the Building's Storage Room Rules as listed in the Appendix of the Rules and Regulations of Hudson View East Condominium. However, such rule may be amended or modified by the Board of Managers at any time necessary.

- g. The building courtyard is private property and for the use of unit owners and residents only. Out of consideration to owners the suggested hours of operation are 7:00 A.M to 11:00 P.M Individuals utilizing the courtyard are responsible for ensuring compliance with the Hudson view East courtyard rules as listed in the Appendix of the rules & Regulations of Hudson View East Condominium. However, such rules may be amended or modified by the Board of managers at any time necessary.
- h. The laundry and drying apparatus in the laundry rooms of the building shall be used in such manner and such times as the board of managers or the managing agent may direct. Out of consideration to owners the suggested hours of operation are 7 A.M. to 11 P.M. No clothes, sheets, Blankets, laundry, or other articles of any kind shall be hung on out of a unit.
- i. No refuse from the units shall be sent to the refuse room of the building, except at such times and in such manner as the board of managers or the managing agent may direct. Nothing shall be hung or shaken from any doors, windows, or placed upon window sills, of the building, and no unit owner shall sweep or throw, or permit to be swept or thrown, any dirt, debris, or other substance therefrom.
- j. There shall be no playing or lounging in the entrances, passages, public halls elevators, vestibules corridors, stairways, or fire towers of the building except in recreational areas or other areas designated as such in the declaration or by the Board of managers.
- k. No unit owner or any of his family members, agents, service professionals, employees, licensees, or visitors shall, at any time, bring into or keep in his unit any inflammable, combustible, or explosive fluid, material, chemical, or substance, except as shall be necessary and appropriate for the permitted uses of such unit in accordance with all rules, regulations, requirements of the state of New York, city of New York, borough of Manhattan and New York city fire code.
- l. There shall be no barbecuing in the units, or in the common elements, except for those areas (if any) specifically designated for barbecuing in the plan or by the board of managers. Barbecuing is permitted in the common courtyard, and the board of managers has provided residents with barbecue grills that comply with New York city fire code. Barbecuing is not permitted in any other part of the building, including terraces only accessible via individual units.
- m. No unit owner shall make, cause, or permit any unusual, disturbing, or objectionable noises or odors to be produced upon or to emanate from his unit or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or shall operate or permit to be operate a radio, television set, or other audio components in such unit owner's unit between midnight and the following 9:00 A.M., if the same shall disturb or annoy other occupants of the building, and in no event shall any unit owner practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. And the following 9:00 A.M. No Construction, repair work, or other installation involving noise shall be conducted in any unit except on weekdays (not including legal holidays) and only between the hours of 9:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency.
- n. No bird, reptile, or animal shall be permitted, raised, bred, kept, or harbored in the building unless, in each instance, the same shall have been expressly permitted in writing by the board of managers or the managing agent. Any such consent, if given, shall be revocable at any time by the Board of managers or the managing agent in their sole discretion. In no event shall any bird, reptile, or animal be permitted in any public elevator of the building, other than the elevator designed by the board of managers of the managing agent for that purpose, or in any of the public

portions of the building, unless carried on a leash. No pigeons or other birds or animals shall be fed from the windowsills, or other public portions of the building, or on the sidewalk or street adjacent to the building.

- o. No window guards or other window decorations shall be used in about any residential unit, except such as shall be authorized by law or have been approved in writing by the board of managers or the managing agent, which approval shall not be unreasonably withheld or delayed. In no event, however, shall any exterior glass surfaces of any windows at the property be colored or painted. All window guards must remain in place as applicable by law.
- p. No ventilation unit or air conditioning device shall be installed in any residential unit (except for original construction by sponsor under the plan) without the prior written approval of the board of managers, which approval may be granted or refused in the sole discretion of the board of managers.
- q. No radio or television aerial shall be attached to or hung from the exterior of the building, and no sign, notice, advertisement, or illumination (including, with respect to the common elements and units, without limitation, "For sale," "For lease" or "For Rent" signs) shall be inscribed or exposed on or at any window or other part of the building, except such as are permitted pursuant to the terms of declaration and/or the By-Laws or shall have been approved in writing by the board of managers or the managing agent. Nothing shall be projected from any window of a unit without similar approval.
- r. All radio, television, or other electrical equipment of any kind or nature installed or used in each unit shall fully 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 alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment.
- s. Toilets and any other water apparatus (Sinks, dishwasher, tubs, etc.) in the building shall not be used for any purpose other than those for which they were designed, and no sweepings, trash, rags or any other article shall be thrown into same. Any damage resulting from misuse of any toilets or other apparatus in a unit shall be repaired and paid for by the owner of such unit.
- t. Each unit owner shall keep his unit in a good state of preservation, condition, repair and cleanliness in accordance with the terms of the By-Laws. Failure to keep the unit in accordance with the terms of the by-laws may result in financial responsibility for damage done to the building's common elements or other units.
- u. The agents of the board of managers or the managing agent, and any contractor or workman authorized by the board of managers or the managing agent, may enter room or unit at any reasonable hour of the day, on at least two 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.
- v. The board of managers or the managing agent may need to access residential unit when entry therein is necessary permissible under these rules and regulations or under the by-laws. Unit owners are requested, not mandated, to provide a set of keys to the board of managers or managing agent which will be safeguarded. If the residential unit owner is not personally present to open and permit an entry to his residential unit 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 Board of Managers or the Managing Agents or the agents (but, except in an emergency, only when specifically authorized by and officer of the condominium or an officers of the managing agent) may forcibly enter such residential unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such residential unit owner's property).

- w. If any key or keys are entrusted by a unit owner, by any family member thereof, or by his agent, service professionals, employees, licensee, or visitor to an employee of the condominium or of the managing agent, whether for such unit owner's unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and neither the board of managers nor the managing agent shall (except as provide in rule 21 above) be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.
- x. Unit owners and their respective family members, guests, service professionals, employees, agents, visitors or licensees shall not any time or for any reason whatsoever enter upon, or attempt to enter upon, the roof of the building.
- y. No occupant of the building shall send any employee of the condominium or of the managing agent out of the building on any private business.
- z. Children under the age of 12 shall not be permitted on the common courtyard unless accompanied and supervised by an adult.
- aa. Pets shall not be permitted unleashed and unsupervised on the common courtyard. Pe owners are responsible for curbing their pets and ensuring proper clean up of any accidents their pets may have.
- bb. 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 board of management. Further, any such consent or approval may, in the discretion of the board of managers or the managing agent, be conditional in nature.
- cc. Complaints regarding the service of the condominium shall be made in writing to the board of managers or the managing agent. Unit owners may bring their comments and concerns before the board of managers during a scheduled meeting. To attend a scheduled meeting, the unit owner must sign up with the concierge desk. The first 15 minutes of each meeting will be devoted to interested unit owners and attendance of the meeting will be limited to two-unit owners at a time each month.
- dd. The front desk phone is for the use of the condominium only. Individual use of the front desk phone for personal purposes is not permitted.
- ee. Each resident is requested to provide their contact information and sign-up with building link in an order to receive building link e-mails and other communications.

The rules & regulation have been revised and are to be considered an addendum to the By-Laws of Hudson view east condominium. Each unit owner and resident are responsible for complying and ensuring compliance of the resident's failure to comply or ensure compliance of the By-Laws or the rules & Regulations will be deemed as a violation and may be subject to a fine or action against the unit owner or resident by the board of managers or its agents. In addition, the rules set forth may be amended, modified or rescinded at any time by the board of managers.

HUDSON VIEW EAST CONDOMINIUM

COURTYARD RULES

The Courtyard is an amenity for all unit owners and residents at Hudson view East Condominium to enjoy. We ask that all residents and unit owners are mindful of fellow neighbors when utilizing this amenity. In conjunction with the By-Laws and Rules & regulations, the following are the courtyard Rules:

- The courtyard is open from 7 A.M. to 11:00 P.M. and is for the use of owners and residents at Hudson view East Condominium.
- Children under the age of 12 are not permitted on the common courtyard unless accompanied and supervised by an adult.
- Pets are not permitted to be unleashed and unsupervised on the common courtyard. Pet owners are responsible for curbing their pets and ensuring proper clean up of any accidents their pets may have.
- Motorcycle or any other motorized vehicles are not permitted to be brought into the courtyard at any time.
- Smoking is permitted in the courtyard. However, all cigarette butts must be properly extinguished, removed and disposed of in the appropriate receptacles.
- Use of the courtyard and barbecue grills for private use or events must be reserved through the concierge desk. The reservation of the space and barbecue grills will be based on availability.
- Personal items (including but not limited to bicycles, toys, construction materials, kid's pools etc.,) are not permitted to remain unattended in the courtyard. Items that are left in the courtyard will be tagged with the date it is found, and any item that is left and not removed within two (2) days will be discarded.
- Tables and chairs in the courtyard may be moved to accommodate your needs. However, the tables and chairs must be returned to their original position in the courtyard.
- Barbecue grills must be cleaned and returned to the proper condition after your use. If the grills are not clean when you use them, please notify the concierge so that the grills can be documented and the matter may be logged and addressed with the appropriate party.
- If possible, please try to control the direction of the smoke or move the grills away from the apartments on the lower floors facing the courtyard.
- If possible, please try to control the direction of the smoke or move the grills away from the apartments on the lower floors facing the courtyard.

Please note the courtyard rules set forth may be amended, modified or rescinded at any time by the Board of Managers.

APPENDICES

Hudson view East Condominium Storage Room Agreement

The following rules will be strictly enforced, in order to maintain a clean and safe storage area. If there are any questions pertaining to the rules, please contact the resident manager at (212) 945-4346.

1. All items stored must fit within a space no larger than 30 x 12 x 30
2. NO FLAMMABLE items may be stored in the room.
3. ALL items stored, must be labeled with your apartment number and name.
4. All items must fit securely on one of the shelves provided.
5. All items must be left in the storage room at your own risk.
6. Hudson view east takes no responsibility for lost, stolen or damaged items in the room. With respect to any items stored, whether insured or not, I hereby release Hudson view east, the Hudson View East Condominium Board and their affiliates, agents and employees with respect to any claim (including a claim for negligence) which I might otherwise have against such party for loss, damage or destruction with respect to the items stored caused by fire or other casualty, vandalism, or theft.
7. No items may be left on the floors, if there is not shelf space remaining, items must be kept in your apartment.
8. To access the storage room, please sign in at the concierge desk and they will provide you with the key.
9. No furniture may be stored in the storage room.
10. Please be courteous toward all other owners in the building and be aware that the room needs to accommodate 110 apartments.
11. This agreement must be signed prior to placing any items in the storage room. The room needs to accommodate 110 apartments.

I have read and understand all of the rules listed above. I understand that any violation of these rules, will be cause for my items to be removed from the storage room. I also agree that upon my moving out of the building, I will be responsible for removing all items from the storage room, that belong to me.

Name: _____

Apartment: _____

Item(s) Stored: _____

Date: _____

RIDER #1

**DEPARTEMENT OF HEALTH
CITY OF NEW YORK**

NOTICE TO OWNER OR OCCUPANT

You are required by law to have window guards installed in all windows* if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment:

If a child 10 years of age or younger lives in your apartment

Or

If you ask him to install window guards at any time (you need not give a reason). It is a violation of law to refuse, interfere with installation, or remove window guards where required, or to fail or to complete and return this for to your landlord. If this form is not returned promptly an inspection by the landlord will follow.

*Except windows giving access to fire escapes or windows on the first floor that are required means of egress from the dwelling unit.

CHECK WHICHEVER APPLY:

() CHILDREN 10 YEARS OF AGE OR
YOUNGER LIVE IN MY APARTMENT

() WINDOW GUARD ARE
INSTALLED IN ALL WINDOWS*

() NO CHILDREN 10 YEARS OF AGE OR
YOUNGER LIVE IN MY APARTMENT

() WINDOW GUARD ARE
NOT INSTALLED IN ALL WINDOWS*

() I WANT WINDOW GUARDS EVEN
THOUGHT I HAVE NO CHILDREN

() WINDOW GUARDS NEED
MAINTENANCE OR REPAIR

OWNER'S NAME: _____ (Print) _____ (Address/Apt. No.)

OWNER'S NAME: _____ (Signature) DATE: _____

Return this form to:
R.Y. Management Co., Inc.
50 Battery place
New York, New York 10280

For further Information call:
Windows fall prevention program
New York city Department of health
125 Worth street, Room 222A,
New York, NY 10013
(212) 566-8082

**NOTIFICATION OF
LEGAL MAILING ADDRESS FOR UNIT OWNER**

All communications and invoices concerning the ownership of 250 South End Avenue Unit # _____, New York, NY 10280, should be sent to the following address rather than the apartment:

Owner's Name: _____

Address: _____

Business Telephone Number: _____

Home Telephone Number: _____

Email Address: _____

**Re: Hudson View East
250 South End Avenue # _____
(New Owner Information)**

Dear Owner(s):

In conjunction with your closing, we ask that both the seller(s) and the purchaser(s) provide the following information at the time of your closing in order to keep our records current. Please complete the information below and return it to R.Y. Management Co., Inc.

Thank you for your assistance in this matter.

Seller's Name: _____

Seller's Forwarding Address: _____

Seller's New Telephone #: _____

Purchaser's Name(s) on Deed: _____

Date of closing: _____

**Purchaser's mailing address
For Common charge Bills:** _____

**Name & Address Of
Mortgage Holder
(Include Loan Number)** _____

BUILDING LINK INFORMATION SHEET

Dear Residents(s),

Please complete the information indicated on the form below in order to register you in the Building Link system. You are authorizing the use of your phone number and email address to receive notifications of building events and deliveries. As with all your personal data, we will hold the information in strict confidence.

Unit # _____

Last name (s) _____

First Name (s) _____

Owner _____ **Renter** _____

Move In Date _____

Home Phone _____

Daytime Phone _____

Cellular Phone _____

Fax Number _____

Email Address _____

Regular Guests (To Be Admitted Even in Your Absence).

Other Information (Optional

HUDSON VIEW EAST CONDOMINIUM PET POLICY

This pet policy intends to ensure that all Hudson View East unit owners and unit renters ('residents') and employees can co-exist in a safe, sanitary, and pleasant environment. Additionally, abiding by this policy and completing and submitting the attachment forms will allow for pets to be accounted for in the event of an emergency.

General Pet Ownership Rules

- a. Residents are responsible for compliance with all applicable city, state, federal and administrative laws and rules, as well as with this pet policy.
- b. Pets, specifically dogs, may not be walked (for the purpose of their daily ritual/exercise) on Hudson View East Condominium property.
- c. Pets must be curbed and may not urinate or defecate on condominium property.
- d. When outside the apartment, pets must be carried, on a leash or in an animal carrier. Pets may not roam the halls, be tied or chained outside the unit or to condominium.
- e. Pet owners are responsible for cleaning up after their pets and must do so immediately.
- f. Pet owners are responsible for any damage directly or indirectly caused by their pets (e.g. a carpet or wall covering is damaged by the cleaning process that resulted from a pet's urination; the replacement cost will be covered by the pet owner).
- g. Pet owners must keep the common areas surrounding their unit free of pet odor, insect infestation, waste, litter, etc.
- h. Pet owners are responsible for ensuring that the rights of the other residents to peace, quiet enjoyment, health and/or safety are not infringed upon by their pet's noise, odors, wastes or other nuisance. Nuisance behaviors include, but are not limited to:
 - Unruly pets whose behavior causes personal injury or property damage.
 - Pets that make noise continuously and/or incessantly for a period of ten minutes or intermittently for one hour or more to the disturbance of any person at any time of day or night.
 - Pets that relieve themselves on walls or floors or in the elevators.
 - Pets in common areas are not under the complete physical control of a responsible human companion and on a hand-held leash or in a pet carrier.
 - Pets that exhibit aggressive or other dangerous or potentially dangerous behavior.
 - Pets that are conspicuously unclean, malodorous or parasite infested.

Pet registration

- a. Residents are permitted to have pets, including dogs.
- b. Residents who own one or more pets in their unit must timely register their pet(s) as required by law and must sign and comply with his policy.
- c. To register pets, complete the attached registration form and return it to management with the following:
 - A copy of current license required by law for each pet; and
 - The name and phone number of a contact person who can be called upon to care for the pet in case of any emergency.

New Pets

In the event that a pet no longer resides in the unit or a new pet is acquired:

- The new pet must be registered promptly with management in accordance with this pet policy, and in any event within seven (7) days after the pet is brought Hudson View East Condominium property.

If a pet no longer resides in unit, management must be promptly notified.

Visiting Pet

Residents are responsible for any damage or infraction caused by a visiting pet.

Stray Animals

Stray animals may carry diseases and/or may be vicious. Residents are prohibited from feeding or harboring any stray animal (s).

Violations & Enforcement

- a. Notification:
Any resident or Hudson View East employee who observes an infraction of any of these rules shall politely discuss the infraction with the violator in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed and presented to the managing agent.

The pet owner will receive written notice of the violation. The violation may result in a fine or other enforcement action, the board of managers also has the authority to assess and collect amounts necessary to repair or replace damaged areas or objects.

- b. Fines:
A fine may be imposed upon a resident for violation of these rules by the resident or any member of their household, and any guest or visitor to their unit.
The fines shall be \$100.00 for a first violation, \$250.00 for a second violation and \$500.00 for a third or further violation. In the event of a violation, a written notice will be provided to the resident setting forth the provision of this pet policy violated and the amount of any fine imposed. The fine will become immediately due and payable.

- c. Fines are not subject to challenge unless, within seven (7) days after the aforesaid notice is given to the resident, the resident disputes the fine by written notice to the managing agent.

The notice of dispute shall be accompanied by such documents, written statements and other evidence the resident considers relevant to the appeal. If notice of dispute is timely given by residents, the complaint or incident report on which the notice of violation is based and the materials submitted by the resident shall be reviewed by the managing agent, which shall also conduct an investigation as it deems necessary for the purpose of determining the validity of the imposition of such fine.

If the managing agent determines that the fine is valid and justified, it shall report its conclusion to the board of managers, which shall thereafter determine whether the imposition of the fine will be upheld. The board of managers shall give notice to the resident of its determination. If the fine is upheld, it shall thereupon become immediately due and payable.

- d. Each day that a violation continues after notice of the violation is given to the resident shall constitute a separate and distinct violation of this pet policy.
- e. The Board of managers may require the permanent removal of any pet if such pet is determined by the board to be a nuisance or a danger to the Hudson View East community, its residents, guests and/ or employees. Non-payment of fines imposed in accordance with the foregoing procedure is also grounds for requiring removal.
- f. If it is determined that a pet must be removed, the pet owning resident will be given 30 days to remove the pet from the premises, unless the board determines, in its discretion, that immediate removal of the pet is required in order to protect the health, safety and/ or welfare of the Hudson view East community, its residents, guests and/ or employees.

Indemnification clause

Pet owning residents shall indemnify Hudson View East Condominium, its Board of Managers, managing Agents, and their respective agents, employees and assigns, and hold them harmless against any loss or liability arising from their pet.

Policy amendments

The Board pursuant to policy and in compliance with all relevant statutes and regulations may amend these rules in its sole and absolute discretion at any time and from time to time.

I, _____, resident of 250 South End Avenue, Unit# _____ have read the foregoing and fully understand what is expected and required of me as a pet owner and/or non-pet owning resident.

I agree to comply with all of the above stated and agree to hold harmless Hudson View East Condominium its board of managers, managing agent, and their respective agents, employees and assigns from any actions or incidents involving my pet(s).

Signature

Date

HUDSON VIEW EAST CONDOMINIUM PET REGISTRATION

250 SOUTH END AVENUE UNIT # _____

IN THE EVENT OF AN EMERGENCY, PLEASE CONTACT:

NAME _____

PHONE # _____

DOG #1	NAME	BREED	COLOR	SIZE/WEIGHT
DOG #2	NAME	BREED	COLOR	SIZE/WEIGHT
CAT #1	NAME	BREED	COLOR	SIZE/WEIGHT
CAT #2	NAME	BREED	COLOR	SIZE/WEIGHT
OTHER PET	NAME	ANIMAL TYPE		
OTHER PET	NAME	ANIMAL TYPE		

PLEASE ATTACH THE FOLLOWING FOR EACH PET:

1. COPY OF CERTIFICATE OF INOCULATIONS
2. COPY OF DOG LICENCE