

# **Peekskill Art Loft Owners Housing Development Fund Corporation**

A Limited Equity Cooperative for Peekskill Artists  
800 South Street  
Peekskill, New York 10566

## **House Rules**

- (1) The access ways, walkways, driveways and parking areas of the property shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building, and the fire towers shall not be obstructed in any way.
- (2) 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 other 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 television loud speaker in such Lessee's apartment between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the building.
- (3) No construction or repair work, including decorating, or other installation shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 9:00 a.m. and 4:30 p.m.
- (4) No article shall be placed in the halls or on the staircases landings of fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills of the building.
- (5) No awnings 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.
- (6) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Lessor or the managing agent.
- (7) No bicycles, scooters or similar vehicles or baby carriages shall be allowed to stand in the public halls, passageways, areas or courts of the building.
- (8) Garbage and refuse from the apartment shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the Building may direct.
- (9) Water closets and other water apparatus 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 in to the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.
- (10) No Lessee shall send any employee of the Lessor out of the Building on any private business of a Lessee.

(11) No bird or animal shall be kept or harbored in the Building unless the same in each instance be expressly permitted in writing by the managing agent; such permission shall be revocable by the managing agent. Up to two licensed dogs and up to two cats maximum will be allowed per household. Certain "dangerous dogs" as defined by City of Peekskill Code; e.g.: pit bull and associated breeds and Rottweiler, will not be allowed. No pet may interfere with a tenant's quiet enjoyment of their property. No pet may be left outside unattended at anytime. When outside of a Shareholder's unit, pets must be on a leash, and no leash shall be so long that it is a danger to any person's safety. No pet shall be allowed to urinate on Art Loft property. Any feces left by pets on the property sidewalks, or public areas adjacent to Art Loft property must be immediately removed, bagged and deposited in the Shareholder's indoor trash receptacle or a City trash receptacle only. Any damage done by pets (including urine, feces, and digging) to Art Loft grounds will be repaired by the Art Loft landscaper and paid for by the Shareholder of the pet responsible. No birds or animals shall be fed from any common area portions of the Property or on the Public sidewalk or street adjacent to the building. Guests of Shareholders who are also pet owners shall be subject to the same conditions as the Shareholder.

(12) No radio or television aerial shall be attached to or hung from the exterior of the Building without the prior written approval of the Lessor or the managing agent.

(13) 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 manner as to impede or prevent ready access by another vehicle to any entrance or the Building.

(14) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

(15) The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during ten (10) days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agent, to enter the apartment for the purpose of and to charge the cost for such cleaning to the Lessee.

(16) Complaints regarding the service of the Building shall be made in writing to the managing agent of the Lessor.

(17) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(18) 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, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(19) These House Rules may be added to, amended or repealed at any time by the resolution of the Board of Directors of the Lessor.