

# **Application Instructions:**

**Please only make one copy.**

**No original documents.**

**No staples and no binders**

**Do not hole punch**

**No half pages**

**No double sided documents (other than taxes)**

**Put in check list order using page dividers**

## 77 BRONX RIVER ROAD OWNERS, INC. SUBLET APPLICATION

We are pleased to provide an application to sublet a unit in 77 Bronx River Road Owners, Inc.

77 Bronx River Road Owners, Inc. requires that units in the Building generally be occupied by the shareholders. Notwithstanding the above, a Lessee may obtain permission to sublet or renew a previously authorize sublet of his or her apartment in the manner prescribe in Paragraph 15 of the Proprietary Lease. Each application to sublet or extend an authorized sublet will be review on an individual basis, and a decision will be rendered upon the individual facts of each application. There is not limitation on the right of the Directors to grant or withhold permission, and the Directors may withhold their consent of any reason or for no reason.

Before a shareholder may apply for permission to sublet his or her apartment, the shareholder must have resided in his or her apartment for no fewer that three years.

Any proposed subtenants must be screened and approved by the admission committee as if they were prospective purchasers. Proposed subtenants will be required to complete all necessary application forms and pay any such fees as may be applicable.

All approved sublets will be for a one-year period only. Applications to the Directors for any extensions beyond the one-year period must be made no later than 90 days prior to the expiration of an approved sublet.

This application must completed in its entirety and submitted to Stillman Management, Inc., 400 Mamaroneck Avenue, Suite S-512, Harrison, New York 10528, telephone (914) 813-1900, with a non-refundable processing fee of \$200.00.

At the time of approval and beginning of lease, the shareholder must relinquish the following to subtenant: two (2) keys to the common areas in addition to two (2) garage access keys (if applicable). **If any of the keys are lost and/or not provided to the subtenant, there is a \$50.00 per key fee due prior to the tenant moving in.**

The following documents must be submitted with the application:

1. Copy of the executed sublease
2. Copies of the last two years tax returned with W-2 Form.
3. Letter form employer regarding continued employment.
4. Three latest bank statements.
5. A sublet fee equal to two months maintenance fee must be submitted with the application

Applicant's name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Co-applicant's name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

# 77 Bronx River Road Owners Inc.

## Sublet Policy

Subletting an apartment is a privilege, not a right, under the Proprietary Lease and subject to such conditions of approval as the Board of Directors may establish. The following conditions and procedures have been adopted by the Board effective immediately.

1. A Shareholder desiring to sublet their apartment must be in good standing. There must be no uncured defaults of the Proprietary Lease or House Rules, including but not limited to arrears for a period of twelve (12) months prior to the sublet request.
2. All qualified shareholders wishing to sublet their apartment shall:
  - A. Have occupied the apartment for a period of at least three (3) years prior to their sublet request.
  - B. Submit a request for a sublet application, which shall be obtained from the current managing agent.
  - C. Submit a non-refundable application fee to the managing agent in the amount of two hundred dollars (\$200.00) for the processing of the sublet application.
  - D. Submit a three hundred dollar (\$300.00) move in deposit, made payable to 77 Bronx River Road Owners Inc. to the current managing agent. Deposit will be returned to the shareholder when it is ascertained that all move in /out house rules were followed, and no damage was caused to the building, doors, doorways, halls, floors and elevator.
  - E. Submit an annual sublet fee equal to two (2) months maintenance, to the current managing agent, payable to 77 Bronx River Road Owners Inc.
  - F. Submit an executed written one (1) year sublet agreement, with a standard Board approved rider along with a lead based paint disclosure statement that must be executed by the parties for each sublease and/or renewal to the current managing agent.
  - G. The sublet application will contain an affidavit acknowledging/verifying that the proposed subtenant(s) have read and agree to observe the house rules, pet policy and to agree to observe all the terms in the proprietary lease and all amendments if applicable for 77 Bronx River Road Owners Inc. and must be signed by the subtenants.
3. All Sublessees, including family members of shareholders shall be subject to:
  - A. Employment and criminal verification
  - B. Submit three (3) substantial letters of reference from: 1) Former Landlord 2) Present Employer  
3) General Reference

# 77 Bronx River Road Owners Inc.

## Sublet Policy

- C. Obtain an active/current renters policy of liability insurance with personal injury and property casualty limits of at least one hundred thousand (\$100,000.00). Shareholder must also keep an owner's policy on the apartment as well.
- D. An interview by the Board prior to a determination to approve or disapprove the proposed sublet.

4. All subleases are to be for a **ONE (1)** year term, no more no less. A provision for an additional one year period will be at the sole discretion of the Board of Directors with a maximum term not to exceed a **TWO (2)** year period. Request for an additional sublease term shall be determined by the Board in its sole discretion. If approved for a second one (1) year term, a new sublease, rider and lead based paint form must be submitted and an additional two (2) months maintenance sublet fee must be paid.

Any occupancy or attempt to sublet without the approval of the Board shall subject the shareholder and the occupant to eviction and the shareholder shall also be subject to an administrative charge of five hundred dollars (\$500.00).

5. No more than 25% of the total apartments in the building, including sponsor apartments may be sublet or rented at any given time.

A. If there are more than 25% of the total apartments being sublet or rented when a new sublet application is received, the shareholder will be placed on a waiting list.

B. A shareholder's place on the waiting list will be based upon the date on which the shareholder submits a completed preliminary sublet application.

C. A representative from the Board of Directors will notify the owner in writing of eligibility to sublet and the shareholder will have sixty (60) days from the date of notification to submit a completed sublet application.

D. If after the sixty (60) days a completed application has not been submitted to the current managing agent, the owner's name will be removed from the eligibility list and the next owner will be notified of the eligibility to sublet.

6. All subtenants will be subject to the same disciplinary proceedings and remedies as the shareholder, in accordance with the proprietary lease and the current house rules of 77 Bronx River Road Owners Inc. The shareholder along with the sublessee will be simultaneously notified of any violations. The shareholder will be responsible for any administrative charges and legal fees incurred by 77 Bronx River Road Owners Inc. in pursuit of any such violations.

# 77 Bronx River Road Owners Inc.

## Sublet Policy

- 1 There shall be no limitation on the Board of Director's discretion as to whether or not to approve any sublet application or the renewal of an application.
- 2 The shareholder shall assume full responsibility for any damage(s) caused to the building or their apartment by their sublessee.
- 3 Prior to final approval of the sublet, the shareholder will make the apartment available to a visual inspection to ensure its full compliance with the proprietary lease and the house rules.
- 4 Any occupancy or sublet in violation of this sublet policy or the proprietary lease or the house rules for 77 Bronx River Road Owners Inc. shall be voidable and subject to termination as provided by law.

1/29/15

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**APPLICANT**

AUTHORIZATION TO OBTAIN A CREDIT BACKGROUND

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06  
(A) OF THE FEDERAL FAIR CREDIT REPORTING ACT, I  
AUTHORIZE YOU TO RETAIN A CREDIT REPORTING AGENCY,  
WHICH AGENCY MAY OBTAIN, PREPARE, FURNISH AND USE  
INFORMATION ON MY CHARACTER AND GENERAL  
REPUTATION, AS WELL AS INFORMATION REGARDING  
EMPLOYMENT, INCOME, CREDIT HISTORY, ACCOUNTANTS,  
BANKING INFORMATION, FINANCIAL BROKER AND LANDLORD.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date : \_\_\_\_\_

**APPLICANT**

**RELEASE OF INFORMATION AUTHORIZATION**

**AUTHORIZATION TO OBTAIN A CRIMINAL REPORT**

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR  
INSTITUTION TO RELEASE TO \_\_\_\_\_  
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION  
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR  
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH  
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER  
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: \_\_\_\_\_ Date Of Birth \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

City : \_\_\_\_\_

State : \_\_\_\_\_ Zip Code \_\_\_\_\_

Social Security #: \_\_\_\_\_

**CO APPLICANT**

**AUTHORIZATION TO OBTAIN A CREDIT BACKGROUND**

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06  
(A) OF THE FEDERAL FAIR CREDIT REPORTING ACT, I  
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WHICH AGENCY MAY OBTAIN, PREPARE, FURNISH AND USE  
INFORMATION ON MY CHARACTER AND GENERAL  
REPUTATION, AS WELL AS INFORMATION REGARDING  
EMPLOYMENT, INCOME, CREDIT HISTORY, ACCOUNTANTS,  
BANKING INFORMATION, FINANCIAL BROKER AND LANDLORD.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date : \_\_\_\_\_



CO APPLICANT

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR INSTITUTION TO RELEASE TO \_\_\_\_\_ AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: \_\_\_\_\_ Date Of Birth \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

City : \_\_\_\_\_

State : \_\_\_\_\_ Zip Code \_\_\_\_\_

Social Security #: \_\_\_\_\_

INFORMATION REGARDING APPLICANT

Present Employer

Address

Years There

Telephone #

Position

Salary

Immediate Supervisor

Previous Employer

Address

Years there

Telephone #

Positon

Salary

Spouses Employer

Address

Years there

Telephone #

Position

Salary

Immediate Supervisor

Names of all persons who will reside in the apartment and if children, state number and thier approximate ages: \_\_\_\_\_

Name of all the residents in the building known by the applicant: \_\_\_\_\_

REFERENCES

LANDLORD:

\_\_\_\_\_  
Present landlord or agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Approximate length of occupancy

\_\_\_\_\_  
Previous Landlord or Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address of previous residence and approximate length of occupancy

FINANCIAL : YEARLY INCOME

A. Bank- Personal Account \_\_\_\_\_

\_\_\_\_\_  
Address

B. Bank Account: \_\_\_\_\_

\_\_\_\_\_  
Address

\_\_\_\_\_  
Type of account and number.

Please instruct your banks in writing that we will be contacting them.  
The banks must have your written authorization before they can  
acknowledge our inquiries.

C. For information regarding source of income contact:

\_\_\_\_\_  
Address

cont.

REFERENCES cont.

PERSONAL: (not related to the applicant)

1. 

<u>Name</u>	<u>Telephone #</u>
<u>Address</u>	
  
2. 

<u>Name</u>	<u>Telephone #</u>
<u>Address</u>	
  
3. 

<u>Name</u>	<u>Telephone #</u>
<u>Address</u>	
  
4. 

<u>Name</u>	<u>Telephone #</u>
<u>Address</u>	

SPECIAL REMARKS:

Please give any information which may be pertinent or helpful:

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**AGREEMENT REGARDING PETS**

It is hereby agreed and understood by the prospective purchaser/sub tenant/shareholder, that in accordance with the Resolution passed by the Board of Directors on September 1, 1987, no dogs are allowed in the residence occupied by the undersigned.

It is further understood that violation of this resolution will incur penalties or other legal action which could lead to the cancellation of your proprietary lease and notification to your bank.

**Applicants:**

\_\_\_\_\_

\_\_\_\_\_

**If sub-lease**

**Shareholder:**

\_\_\_\_\_

\_\_\_\_\_

**IMPORTANT NOTICE  
TO ALL SHAREHOLDERS**

**I, WE THE SHAREHOLDER HAVE INSTALLED A CARBON MONOXIDE  
DETECTOR IN MY UNIT.**

**THIS MUST BE SIGNED AND RETURNED WITH SIGNED SUB-LEASE  
AGREEMENT.**

**DATED: \_\_\_\_\_ UNIT \_\_\_\_\_**

\_\_\_\_\_  
**SHAREHOLDER**

\_\_\_\_\_  
**SUB-TENANT**

**IMPORTANT NOTICE  
TO ALL SHAREHOLDERS**

**I, WE THE SHAREHOLDER HAVE INSTALLED A CARBON MONOXIDE  
DETECTOR IN MY UNIT.**

**THIS MUST BE SIGNED AND RETURNED WITH SIGNED SUB-LEASE  
AGREEMENT.**

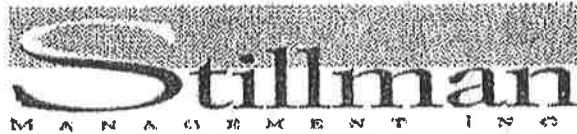
**DATED: \_\_\_\_\_ UNIT \_\_\_\_\_**

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**SHAREHOLDER**

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**SUB-TENANT**



**STILLMAN MANAGEMENT, INC.**  
440 Mamaroneck Ave. - Suite S 512  
Harrison, NY 10528

## **MEMO**

**Date:** January 13, 2012  
**To:** Residents, 77 Bronx River Road  
**From:** Stillman Management  
**Re:** Move in/out

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Dear Resident,

Please be advised when moving in and out of the building you must use the delivery door. Also, please note Move in/out can only take place Monday – Friday, 9:00 a.m. – 5:00 p.m.

You must contact the Superintendent prior to your move in/out date. Failure to comply with these regulations will result in a \$50.00 fine for the violation.

If you have any questions, please feel free to contact our office.

Thank you



**Disclosure of Information of Lead-Based Paint and Lead-Based Paint Hazards Lead Warning Statement:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Lessor's Disclosure (initial)**

- a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based hazards in the housing (explain).  
\_\_\_\_\_
- Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b) Records and reports available to seller (check one below):
- Lessor has provided purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_
- Lessor has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing.

**Cooperative Corporation's Disclosure (initial)**

- c) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based hazards in the housing (explain).  
\_\_\_\_\_
- Co-op has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- d) Records and reports available to Co-op (check one below):
- Co-op has provided purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_
- Co-op has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Subtenant's Acknowledgment (initial)**

- e) Subtenant has received copies of information listed above or acknowledges that there is none.
- f) Subtenant has received the pamphlet Protect Your Family from Lead in Your Home.
- g) Subtenant has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

- h) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____	Date	_____	Date
Lessor		Lessor	
_____	Date	_____	Date
Agent		Agent	
_____	Date	_____	Date
Subtenant		Subtenant	
_____	Date		
Cooperative Corporation			

## HOUSE RULES

- (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 towers shall not be obstructed in any way.
- (2) No patient or client of any doctor or other professional who has offices in the Building shall be permitted to wait in the lobby.
- (3) Children shall not play in the public halls, courts (including the planting areas therein), stairways, fire towers or elevators and shall not be permitted on the roof unless accompanied by a responsible adult.
- (4) No public hall above the ground floor of the Building shall be decorated or furnished by any Lessee in any manner without the prior consent of all of the Lessees to whose Apartments such hall serves as a means of ingress and egress; in the event of disagreement among such Lessees, the Board shall decide.
- (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 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 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 on weekdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:00 p.m.
- (6) No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills 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 Lessor or the managing agent shall not unreasonably withhold their consent to the installation of air conditioning units or ventilators, provided that standard Building equipment is used, the contractor installing such equipment is one approved by the Lessor or the managing agent, the electrical wiring involved is sufficient to support the air conditioner or ventilator (if electric) involved, and the Lessee agrees to abide by any rules or regulations of the Lessor and the managing agent in respect of such installation and the use thereof.
- (8) 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.
- (9) No velocipedes, bicycles, scooters or similar vehicles shall be allowed in a passenger elevator and baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways, areas or courts of the Building.

- (10) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.
- (11) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the Building.
- (12) Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.
- (13) Garbage and refuse from the Apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the Building may direct.
- (14) 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 into 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.
- (15) No Lessee shall send any employee of the Lessor out of the Building on any private business of a Lessee.
- (16) 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 Lessor; such permission shall be revocable by the Lessor. In no event shall dogs be permitted on elevators or in any of the other public portions of the Building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the Building, or on the sidewalks or street adjacent to the Building.
- (17) 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.
- (18) 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 to any entrance of the Building by another vehicle or as to impede access to the garage or any space therein not assigned to the Lessee.
- (19) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.
- (20) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.
- (21) Unless expressly authorized by the Board in each case, the floors of each Apartment must be covered with 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, bath-rooms, maid's rooms, closets, and foyer.
- (22) 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.
- (23) The Lessee shall keep the windows of the Apartment clean or shall arrange for such cleaning by the Lessor if the Lessor provides such service. In case of refusal or neglect of

the Lessee during 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 agents, to enter the Apartment for the purpose and to charge the cost of such cleaning to the Lessee.

- (24) The passenger and service elevators, unless of automatic type and intended for operation by a passenger, shall be operated only by employees of the Lessor, and there shall be no interference whatever with the same by Lessees or members of their families or their guests, employees or subtenants.
- (25) Complaints regarding the service of the Building shall be made in writing to the managing agent of the Lessor.
- (26) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.
- (27) If there be a garage in the Building, the Lessee will abide by all arrangements made by the Lessor with the garage operator with regard to the garage and the driveways thereto.
- (28) The following rules shall be observed with respect to incinerator equipment:
  - (i) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.
  - (ii) Debris should be completely drip-free before it leaves the Apartment and carried to the incinerator closet in a careful manner and in a drip-proof container; then placed into the flue hopper so it will drop into the flue for disposal.
  - (iii) No bottles or cans shall be dropped down the flue before 10:00 a.m. or after 5:00 p.m., but shall be left in a neat manner in the service area, if such items must be disposed of before 10:00 a.m. or after 5:00 p.m.
  - (iv) Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into the hopper opening. Small items of this nature may be left in a neat manner on the incinerator closet floor.
  - (v) Bulky items should be left at the service elevator area between 10:00 a.m. and 6:00 p.m. and a service employee summoned to dispose of them by way of the service elevator.
  - (vi) 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 inflammable, explosive, highly combustible sub-stances or lighted cigarettes or cigar stubs be thrown into the incinerator flue.
  - (vii) Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc., should be wrapped in a securely tied bag or package and then placed through hopper door panel into the flue.
  - (viii) The superintendent shall be notified of any drippings, or moist refuse, appearing on the incinerator closet floor and corridors.

- (29) No Lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two (2) inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three (3) inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls, which shall be at least three (3) inches from the parapet and flashing, with the floor or drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition.
- (30) The agents of the Lessor, and any contractor or work-men 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.
- (31) These House Rules may be added to, amended or repealed at any time by resolution of the Board.