

HOUSE RULES

1. All move-ins and move-outs shall only be permitted: MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 4:00 P.M. There will be no move-ins or move-outs on Saturday or Sunday. The management must be notified in advance as to the date you will be moving in or out and a security deposit of \$1,000 must be posted with Hudson North Management, LLC prior to move. This money is fully refundable after the superintendent has inspected the premises to see that there is no damage done to the property. The security deposit held by management shall be forfeited in the event this rule is not adhered to.
2. Units shall be used for residential purposes only.
3. No industry, business, trade, occupation or profession of any kind, commercial religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the property. No "For Sale" or "For Rent" signs or other window displays or flags of any kind shall be permitted to be displayed on the premises. No unit can be rented or used for transient, hotel or motel purposes. Renters must stay a minimum of one year.
4. Nothing shall be done or kept in any unit or common elements which will increase the rate of insurance of any other buildings or contents thereof without prior consent of the Board of Managers.
5. No flammable, combustible or explosive fluid, material, chemical or substance shall be kept in any unit, parking space, balcony or patio. Outdoor carpet is not to be installed on terrace floors.
6. 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 Owners alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit.
7. No radio or television aerial or other similar device shall be erected on the roof or exterior walls of any building on the Property, without obtaining in each instance the written consent of the Board of Managers. Any aerial so installed without such required consent shall be subject to removal without notice at any time.
8. No roller-skating, ball playing, bicycle riding or congregating shall be permitted in the halls, or on any common areas including lawns, flowerbeds and driveways. Children should be accompanied in the parking lot held by a parent or adult.
9. All residents, as per Town of Greenburgh Fire Code, shall be permitted to Barbeque on their terrace or patio with an electric grill. No Gas Charcoal is permitted at any time.
10. No renter shall be permitted to harbor a dog in their unit as per the Board of Managers. A unit owner who has a dog shall be responsible to leash the dog at all times, to use the dog run, and to clean up after the pet or shall incur a \$50.00 fine.

11. No garbage, laundry, shoes, bikes, toys or any debris whatsoever shall be left on terrace, patios or in common areas throughout the premises at Scarsdale Woods.
12. No commercial vehicles are permitted to be parked on the premises at any time.
13. No more than two vehicles per unit shall be permitted to be parked on the property without written permission from the Board of Managers.
14. Please check the water hoses on your washer and dryer periodically to be sure there are no cracks which may result in a water leak. Any resident that is leaving their unit for an extended period of time is asked to turn off the water valve on the washer to prevent flooding or leaks.
15. No occupant shall turn off the thermostat when the outdoor temperature is less than 45 degrees Fahrenheit as this may cause severe pipe damage that will result in extensive water leaks. If a resident leaves their unit in the winter months for any extended periods of time, please be sure the thermostat is on a minimum of 60 degrees Fahrenheit. Further, it is the unit owner's responsibility to be certain that the thermostat is in working order.
16. All floors of a Unit having a Unit below it shall always be covered with carpet (except baths and kitchen) to reduce transmission of impact sound.
17. No real estate or owner open houses shall be permitted on the property, nor shall any signage indicating "For Rent" or "For Sale" be permitted at any time.
18. Any leasing of a unit must be processed through the Managing Agent. No subletting is permitted.

I have read the House Rules and all rules and regulations of Scarsdale Woods as stated in the Offering Plan and agree to abide by them or face eviction from Scarsdale Woods.

Understood and Agreed:

Signature: _____

Date: _____

Signature: _____

Date: _____