

EXHIBIT A

**RULES AND REGULATIONS FOR THE
APARTMENT UNITS AND THE RESIDENTIAL
LIMITED COMMON ELEMENTS IN
THE PARKCHESTER SOUTH CONDOMINIUM**

One. The sidewalks, entrances, passages, courts, public halls, elevators, vestibules, corridors and stairways of the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the units.

Two. No article shall be placed in any of the halls or on any of the staircase or fire tower landings, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors or windows or placed upon the window sills of any Building.

Three. Children shall not play in the public halls, basement space, building exits, building entrances, elevator vestibules, stairways, roof or roof landings, fire towers or elevators, or any of the exterior landscaped areas.

Four. No public hall or elevator vestibule of any Building shall be decorated or furnished by any unit owner in any manner.

Five. Each unit owner shall keep his unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

Six. No shades, venetian blinds, awnings or window guards shall be used in or about any apartment unit except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent, or the manager.

Seven. No radio or television aerial shall be attached to or hung from the exterior of any Building and no awning, sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window of an apartment unit except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the manager and except such sign, notice, advertisement or illumination as the Sponsor may place on or at any window of an apartment unit owned by it; nor shall anything be projected from any window of any Building without similar approval.

Eight. No ventilator, air conditioning unit, washing machine or other appliance shall be installed in any apartment unit without the prior written approval of the Board of Managers or the managing agent or the manager as to the type, location and manner of installation of such appliance, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the manager. Each unit owner shall keep any such approved appliance which protrudes from the window of the apartment unit in good appearance and mechanical repair. No unit owner shall permit any such approved appliance to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts or conveniences of any other occupant of the Building. If any approved appliance which protrudes from the window of the apartment unit shall become rusty or discolored, the unit owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Managers for the Building and if the unit owner shall fail to keep such approved appliance in good order and repair and properly painted, the Board of Managers or the managing agent or the manager, in their discretion, may remove such appliance from the window, charging the cost of removal to the unit owner, and the appliance shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Managers.

Nine. 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 in such unit owner's unit.

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

Eleven. No unit owner shall make or permit any disturbing noises in any Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such owner's unit, if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten P.M. and the following nine A.M.

Twelve. No bird, reptile or animal shall be permitted, kept or harbored in any apartment unit unless the same in each instance be expressly permitted in writing

by the Board of Managers or the managing agent or the manager and such consent, if given, shall be revocable by the Board of Managers or the managing agent or the manager in their sole discretion, at any time. In no event shall any bird, reptile or animal be permitted in any elevators, other than the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, or in any of the public portions of any Building, unless carried or on leash, nor in any grass or garden plot under any condition. Large dogs shall be carried only in the elevator designated by the Board of Managers or the managing agent or the manager for that purpose.

Thirteen. Servants, messengers and tradespeople shall use the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, for ingress and egress, and shall not use any of the other elevators for any purpose, except that nurses in the employ of unit owners or their guests or tenants may use any of the other elevators when accompanying said unit owners, their guests or tenants. However, a guest of a unit owner or a tenant may use any of the other elevators freely.

Fourteen. Supplies, goods and packages of every kind are to be delivered to apartment units only through the service entrance of the Building and by the elevator designated by the Board of Managers or the managing agent or the manager for that purpose. Trunks and heavy baggage shall be taken in or out of the Building by the elevator designated by the Board of Managers or the managing agent or the manager for that purpose, and through the service entrance only.

Fifteen. No bulky refuse from the apartment units shall be left for disposal in the public halls of any Building except at such times and in such manner as the Board of Managers or the managing agent or the manager may direct.

Sixteen. Water-closets and other water apparatus in the Buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a unit shall be repaired and paid for by the owner of such unit.

Seventeen. No occupant of the Buildings shall send any employee of the Board of Managers or of the managing agent out of the Buildings on any private business.

Eighteen. 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 or the manager, may enter any room or apartment unit in the Buildings at any reasonable hour of the day for the purpose of inspecting such apartment 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.

Nineteen. Corridor doors and roof doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

Twenty. The Board of Managers or the managing agent or the manager may retain a pass-key to each apartment unit. The unit owner shall not alter any lock on any door leading to his apartment unit.

Twenty-One. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any parking drive, service road, Building entrance or exit.

Twenty-Two. The Board of Managers or the managing agent or the manager may from time to time curtail or relocate any space devoted to storage or service purposes in the basement of any Building.

Twenty-Three. Complaints regarding the service to any Building shall be made in writing to the Board of Managers or to the managing agent or to the manager.

Twenty-Four. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

Twenty-Five. Clothes and other articles shall not be dried or aired on the roof.

Twenty-Six. No garbage cans, ice, mats or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, or placed upon the window sills. Empty milk bottles shall be placed in the halls only during hours specified by the Board of Managers. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows or doors.

Twenty-Seven. Unit owners will faithfully observe the following procedures with respect to the use of the compactor: (a) wrap dust, floor and powdered waste in compact packages before depositing the same; (b) thoroughly drain and wrap in paper all garbage before depositing the same; (c) refrain from forcing large bundles into the chute; (d) crush or tie into tight bundles all loose papers before placing the same in the hopper door; (e) cause all bundles of waste to slide out of the hopper into the chute; (f) refrain from depositing waste of an explosive nature therein.

Twenty-Eight. Unit owners, their families, 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 any Building.

Twenty-Nine. Unit owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their units.

Thirty. No unit owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his apartment unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

Thirty-One. If any key or keys are entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers 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 nor the manager shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

Thirty-two. Unit owners will not clean, nor require, permit, suffer or allow any windows to be cleaned from the outside in violation of Section 202 of the Labor Law or of the rules of the Board of Standards and Appeals or of any other board or body having or asserting jurisdiction.

Thirty-three. Unit owners will not allow or permit, suffer or allow other persons to cook, barbecue, grill or conduct similar activities on terraces or in common elements or the recreation areas of the Condominium, except in an area specifically designated by the Board of Managers for such purpose.

The Floor Plans referred to in the foregoing Declaration were filed in the Office of the City Register, County of The Bronx, on _____, 198____, as Condominium Plan No.

City Register

**RULES AND REGULATIONS FOR THE
PARKCHESTER NORTH CONDOMINIUM**

Updated January 2009

Unit owners (and residents) are responsible for the acts of and the damages suffered and reasonable expenses of The Parkchester North Condominium relating to any claim arising from any act or neglect by them, members of their family, other household members, servants, employees, assignees, tenants, licensees, visitors, pets or those acting on their behalf (including movers, repairmen, painters, etc.).

Please note that it is the policy of The Parkchester North Condominium that unit owners are responsible for the acts of their tenants. The Board of Managers will review any appeal to an issued violation only with the unit owner (and not with the unit owner's tenant).

One. The sidewalks, entrances, passages, courts, public halls, elevators, vestibules, corridors and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the apartment units. Sitting or standing on the chains, fencing or rails is prohibited throughout The Parkchester North Condominium property. Congregating and blocking access to and from the Condominium buildings, including sitting at an entranceway, is also prohibited.

Two. No article shall be placed in any of the halls or on any of the staircases or fire tower or staircase landings, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors or windows or placed upon the window sills of any Building (i.e. flower boxes, satellite dishes, etc.). Personal property or decorative items are not permitted on the outside of apartment doors or windows (i.e. doormats, flower boxes, stickers, except for New York City Fire Department-issued "tot finder" stickers). For garbage disposal rules and regulations, see the attached Parkchester North Condominium Regulations for Garbage and Recyclables Disposal.

Three. No one is allowed to play in the public halls, elevator vestibules, stairways, fire towers or elevators, or any of the exterior landscaped areas.

Four. No public hall or elevator vestibule of any Building shall be decorated or furnished by any resident in any manner.

Five. Each resident shall keep his/her apartment unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.

Six. Shades, venetian blinds, curtains, and other window coverings must be of a neutral color (e.g., white, beige, bone, ecru, tan and other similar colors) or must be approved in writing by the Board of Managers, or the managing agent or the General Manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the General Manager and no coverings with patterns visible from the building exterior may be used. Window guards shall be only those that have been approved by the Board of Managers and installed by authorized The Parkchester North Condominium staff.

Seven. No awning or radio or television aerial or satellite dish shall be attached to or hung from the exterior of any Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any Building except such as shall have been approved in writing by the Board of Managers, which approval may be granted or refused in the sole discretion of the Board of Managers; nor shall anything be projected from any window of any Building without similar approval.

Eight. Washing machines and dryers are prohibited in The Parkchester North Condominium units. No ventilator, air conditioning unit, or other appliance shall be installed in any apartment unit without the prior written approval of the Board of Managers as to the type, location and manner of installation of such appliance, which approval may be granted or refused in the sole discretion of the Board of Managers. Installation of air conditioning units must be The Parkchester North Condominium-approved and installed by The Parkchester North Condominium building staff personnel only via an appointment scheduled via the service department. Renters must obtain written permission to install air conditioners from the unit owner. Each unit owner shall keep any such approved appliance which protrudes from the window of the apartment unit in good appearance and mechanical repair. No unit owner shall permit any such approved appliance to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts, or conveniences of any other occupant of the building. If any approved appliance which protrudes from the window of the apartment unit shall become rusty or discolored, the unit owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Managers for the Building, and if the unit owner shall fail to keep such approved appliance in good order and repair and properly painted, the Board of Managers or the managing agent or the manager, in their discretion, may remove such appliance from the window charging the cost of removal to the unit owner, and the appliance shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Managers.

Nine. All radio, television, stereo, or other electrical equipment of any kind or nature installed or used in each apartment 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 in such unit owner's apartment unit.

Ten. Bicycle riding is prohibited anywhere on The Parkchester North Condominium property other than on the public streets. Bicyclists must dismount their bicycle prior to entering the property. No baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the public halls, passageways, courts or other public areas of any Building.

Eleven. No resident shall make or permit any disturbing noises in any Building or do or permit anything to be done therein that will interfere with the rights, comforts or convenience of other residents. No resident shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a stereo, CD or DVD player, radio, computer, game devices, television set, or other loudspeaker in such owner's apartment unit at any time if the same shall at any time prevent the quiet enjoyment of the Building or the units by other occupants, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten (10:00) P.M. and the following nine (9:00) A.M.

Twelve. No dogs are allowed in The Parkchester North Condominium Buildings or property. No other animals shall be permitted, kept or harbored in any Building unless the same in each instance be expressly permitted in writing by the Board of Managers, and such consent, if given, shall be revocable by the Board of Managers in their sole discretion, at any time. Any permitted animal must be carried into and out of the Building inside an enclosed pet carrier that prevents the animal from potentially negatively affecting other residents.

Thirteen. Supplies, goods and packages of every kind are to be delivered to apartment units only through the front entrance of the Building.

Fourteen. Garbage and recyclables must be disposed of properly. No refuse from the apartment units shall be sent to the basement of any Building except at such times and in such manner as the Board of Managers or the managing agent or the General Manager may direct. For information on proper garbage and recyclables disposal, see the attached Parkchester North Regulations for Garbage and Recyclables Disposal.

Fifteen. Toilets, sinks, tubs, and other water apparatus in the Buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same. Any damage resulting from misuse of any toilets, sinks, tubs, or other apparatus in an apartment unit shall be repaired and paid for by the owner of such apartment unit.

Sixteen. No occupant of the Buildings shall engage any employee of the Condominium or of the managing agent in any private business.

Seventeen. 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 or the General Manager, may enter any room or apartment unit in the Buildings at any reasonable hour of the day for the purpose of inspecting such apartment 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 pests.

Eighteen. Cooking shall only be performed in the kitchen of the apartment and no cooking of an unusual nature for a residential apartment or which is likely to disturb, annoy or endanger building residents, shall be permitted in any apartment not especially equipped (with the consent of the Board of Managers) therefore (i.e., equipped with proper ventilation, safety mechanisms, odor reducing measures as reasonably necessary). Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

Nineteen. Unit owners or their tenants may not change the bottom lock cylinder, as the bottom lock is the property of The Parkchester North Condominium. A second lock cylinder may be added or changed but all unit door keys must be filed with the Management Office.

Twenty. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Building by another vehicle. For further rules and regulations on parking, see the attached Parkchester North Parking Rules and Regulations.

Twenty-One. The Board of Managers or the managing agent or the General Manager may from time to time curtail or relocate any space devoted to storage or service purposes in the basement of any Building.

Twenty-Two. Complaints regarding the service to any Building shall be made in writing to the Board of Managers or the managing agent or to the General Manager.

Twenty-Three. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

Twenty-Four. No one shall be permitted at anytime or for any reason whatsoever to enter upon or attempt to enter upon the roof of any Building, except Condominium employees or contractors retained by the Condominium on official business, or in the case of fire where safe egress from the building can be made only via the stairwell of the adjacent building.

Twenty-Five. Residents shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their apartment units.

Twenty-Six. No one shall at any time bring into or keep in any apartment unit any flammable, combustible or explosive fluid, material, chemical or substance.

Twenty-Seven. If any key or keys are entrusted by a resident or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers or of the managing agent, whether for such resident's apartment unit or an automobile, trunk or other item of personal property, the Board of Managers nor the managing agent nor the manager shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

Twenty-Eight. Any resident 18 years of age or older must be registered with The Parkchester North Condominium.

Twenty-Nine. All of The Parkchester North Condominium units must have coverage of 80% of the floors with rugs and/or carpeting with the exception of the kitchen and bathroom(s).

Thirty. A permit is required for moving in and moving out of any apartment. The permit must be properly displayed. Moving hours are 9:00 a.m. through 6:00 p.m., Monday through Saturday; and 12:00 noon through 5:00 p.m. on Sundays. There are no move-ins or move-outs permitted on national U.S. holidays.

Thirty-One. No feeding of wildlife is permitted on The Parkchester North Condominium property.

Thirty-Two. Unit Owners may lease their apartment only with the prior written consent of the Board of Managers.

Thirty-Three. Unit Owners may renew a lease for their apartment only with the prior written consent of the Board of Managers.

Thirty-Four. Smoking is prohibited in any Building common areas, i.e. stairwells, lobbies, elevators and basements. Smokers must stand at least 10' away from the front or rear Building doors when smoking outside.

**FAILURE TO COMPLY WITH THESE RULES AND REGULATIONS
MAY RESULT IN THE UNIT OWNER RECEIVING AN
IN-HOUSE VIOLATION AND/OR A CITY REGULATION SUMMONS.**

THESE RULES ARE SUBJECT TO CHANGE