

RIVIERA TOWERS

HOUSE RULES

The following rules shall apply to any and all residents, including shareholders and their sublessees, family members, guests and employees (collectively referred to as "Residents"). They are subject to change or revocation at any time as deemed necessary or desirable by the Board of Directors of Riviera Towers Corp. Violation of any of these House Rules by a Resident may result in the institution of legal action by Riviera Towers Corp. to terminate the proprietary lease and cancel the shares of any shareholder. Violation by any sublessee, or by such person's family, guests or employees, may result in legal action by Riviera Towers Corp. to bring about the termination of such sublessee's sublease and/or the termination of the proprietary lease, and cancellation of the shares, of such sublessee's landlord.

General 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. Only authorized personnel are permitted on the roof.
2. Children are not permitted to play in the lobby, public halls, stairways or elevators.
3. No public hall above the ground floor of the building serving more than one Resident shall be decorated or furnished by any Resident in any manner without the prior consent of the Lessor and of all of the shareholders to whose apartments such hall serves as a means of ingress and egress.
4. No Resident 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 Residents. No Resident shall operate, play upon or allow to be played upon, any musical instrument, stereo, radio, television, loudspeaker or exercise equipment in such Resident's apartment between 11:00 PM and 8:00 AM if the same shall disturb or annoy other Residents. No Resident shall practice, or allow to be practiced, either vocal or instrumental music for more than two hours in any day or between 6:00 PM and 8:00 AM. No Resident shall give dance, vocal or instrumental instruction at any time.
5. Each Resident shall keep such Resident's apartment 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, windows, terraces thereof, any dirt or other substance.
6. No article shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the doors, windows, or terraces or placed upon the window sills of the building. No fences or partitions shall be placed on, or affixed to, any terrace without the prior written approval of the Lessor, by Resolution of the Board of Directors.
7. No awnings shall be hung or projected from any window or terrace of the building.
8. Individual air-conditioning units or devices are not permitted.

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9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the building, nor shall anything be projected out of any window of the building.
10. There shall be no interference with the operation of the passenger and service elevators in the building (which shall be operated only in the manner prescribed by the Lessor) by Residents.
11. No baby carriages, skateboards, skates, bicycles, scooters or similar vehicles shall be allowed to stand in the public halls, stairways, passageways, or other common areas of the building. Bicycles, scooters, skateboards and skates must be carried, not wheeled, in the public halls, elevators, stairways and other common areas of the building. Residents carrying bicycles, scooters, skateboards and skates must use the service elevator, if available.
12. Any person carrying large items such as furniture or heavy equipment must use the rear entrance and service elevator, if the service elevator is available.
13. Deliveries of large items, such as appliances, heavy equipment and furniture, shall be made through the rear entrance and service elevator. Such deliveries must be scheduled in advance with the management office.
14. Eighty percent (80%) of the floors in each apartment, excluding the floors in kitchens and bathrooms, must be covered with sufficient noise reducing material, such as carpeting or rugs, so that noise and vibrations do not permeate outside an individual apartment and disturb other Residents.
15. Garbage and refuse from the apartments shall be deposited in appropriate containers in the compactor rooms of the building. Rules for the proper disposal of garbage and recyclable items are posted in the compactor rooms.
16. Toilets and sinks 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 same. Any damage resulting from misuse of any toilets or sinks shall be paid for by the Resident in whose apartment it shall have been caused.
17. No Resident shall send any employee of the Lessor out of the building on any private business, including the parking of cars.
18. No dogs are allowed in any apartment or elsewhere in the building, whether used for business, entertainment or domestic purposes, or as a pet, or in any other way, except as follows:
 - A. Any dog that is legally residing in the building on the date of the enactment of this Rule is permitted, provided that the dog is registered with the Management Office and maintains good behavior and does not constitute a nuisance.

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- B. Upon the death or termination of ownership of a dog that was legally residing in the building prior to the enactment of this Rule, the Resident in whose apartment the dog resided shall not be entitled to replace the dog.
- C. Service or guide dogs are allowed for Residents who are deemed “handicapped” or “disabled,” pursuant to state or federal law, if such dogs are medically required for a specific condition as defined by state or federal law.
- D. Warning-Penalty Schedule: Any Resident who is found to be in violation of this Rule shall be sent a written notice giving him or her three (3) days in which to remove the dog from his or her apartment. If the dog has not been removed within the three-day notice period, the Corporation may (notwithstanding any other House Rules that may provide for warnings or narrower remedies):
 - i. Impose a fine of \$100.00 per day for each day that the dog remains in the apartment, not to exceed \$5,000.00 for a continuing violation (pursuant to N.J.S.A. 55:13A-19) and subject to the Corporation’s alternative dispute resolution procedures;
 - ii. Institute a lawsuit seeking a court order requiring permanent removal of the dog;
 - iii. Proceed to declare the shareholder in whose apartment the dog resides to be in default of the Proprietary Lease, and to terminate the Proprietary Lease of the shareholder of the apartment, pursuant to Article III thereof, and/or;
 - iv. Pursue any and all other rights and remedies that the Corporation possesses under the Proprietary Lease, By-laws, House Rules and at law or equity.

Visitors, guests, friends, delivery persons, and other non-Residents (collectively referred to as “Visitors”) are prohibited from entering the building with a dog, other than a service or guide dog. Any Visitor who attempts to enter the building with a dog, other than a service or guide dog, shall be refused entry to the building by the doorman or other building staff. If such Visitor, despite being refused entry to the building, enters the building with a dog, the shareholder whose apartment the Visitor seeks to visit may be fined \$100.00. A separate \$100.00 fine may be imposed for each occasion on which a Visitor so enters the building, up to a maximum of \$300.00 per day. Such fine may be imposed upon the shareholder without providing the three-day notice period afforded in section D above. This fine will be in addition to the \$100.00 per day fine that may be imposed under Section D above. Any other animal or bird that is harbored in an apartment or is a guest of a Resident, must not make loud noises, emit foul odors, soil any property of the Corporation, or otherwise constitute a nuisance.

- 19. The doorman shall not accept deliveries of large packages or items. Any package accepted by the doorman shall be discarded if not claimed within seven (7) days of the date of delivery. If a Resident intends to be away from his or her apartment for a period longer than seven (7) days, he or she must notify the managing agent so that any

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packages delivered for such Resident may be stored until such Resident returns.

20. Upon reasonable notice from the Lessor, 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.
21. No vehicle belonging to a Resident shall be parked in such manner as to impede or prevent ready access to the entrance of the building by other vehicles. The loading and unloading of vehicles is permitted at the front entrance. Any Resident whose vehicle is unattended for more than fifteen (15) minutes may be fined in an amount up to \$50.00 per occurrence.
22. Smoking is not permitted in the public areas of the building.
23. Cooking is not permitted on terraces of the building.
24. Residents shall keep the windows of their apartment clean.
25. The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage purposes.
26. Duplicate keys to each apartment shall be given to the managing agent of the Lessor. Failure to do so will, in the event of an emergency, cause the shareholder to bear the cost of any forced entry deemed necessary by the Lessor.
27. In the event a Resident is locked out of his or her apartment, and such Resident requests that an employee of Lessor either provide such Resident with his or her duplicate set of keys previously given to the managing agent pursuant to Rule 26, or use the master key to unlock the bottom lock of his or her apartment, the Resident shall pay a lock-out fee pursuant to the following schedule:
 - A. No charge for the first lock-out request;
 - B. \$20.00 for the second lock-out request made within 12 months of the first lock-out request;
 - C. \$50.00 for the third, and any subsequent, lock-out requests made within 12 months of the first lock-out request; and
 - D. \$50.00 for any lock-out request made after 12:00 midnight.
28. Pigeons and other birds or animals shall not be fed from the windows or terraces of a Resident's apartment, nor shall they be fed on common property of the Lessor.

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29. If any resident wishes to use the storage areas located on each floor, the storage area located in the basement, the Community Rooms, the Art Studio or the Bicycle Room, such resident must first obtain a copy of the applicable Rules for the desired room from the Management Office and complete an application form, if required. Such Rules are also posted in each of the rooms.
30. Complaints regarding the service in the building shall be made in writing to the managing agent of the Lessor.
31. Any consent or approval given by the Lessor under these House Rules shall be revocable at any time.
32. Violation of a House Rule shall be a default under the Proprietary Lease.
33. Lessor is not responsible to any Resident for the non-observance, or violation, of a House Rule by another Resident.
34. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.
35. Pursuant to the By-laws of the Lessor, the Board of Directors may impose fines against any Resident for any violation of these House Rules.