

ARTICLE II

GENERAL

1. **Use of Apartments.** The apartments in the Project shall be used only as private residential dwellings and not for commercial purposes. The maximum number of persons residing in a studio apartment (Efficiency Dwelling Unit) shall not exceed two persons. Families with children under the age of 18 may apply to the Board for reasonable exemptions from the two-person occupancy rule.
2. **Registration.** All occupants and guests remaining on the premises more than three days must register with the On-Site Manager. Registration shall consist of completing a registration form containing such required information as the Board may from time to time specify. Owners shall ensure registration of their tenants, and guests as required by this section.
3. **Occupants and Guests.** All occupants and guests shall comply with all provisions of State and City laws and ordinances, and the governing documents, and House Rules of the Project. Guests may be invited onto the premises only by the owner or occupant and not by another guest or non-occupant. Any guest found on the common elements shall be presumed to be there with the full knowledge and consent of the owner or occupant. Owners and occupants shall be responsible for ensuring that all rules are obeyed. Owners are financially responsible for any damages or destruction caused by themselves, occupants, their family members, guests, their lessees, and their renters.
4. **Nuisance and Noise.** No person on the premises shall make or cause to be made any noise, harassment or engage in any loud or offensive conduct, which shall disturb or annoy any occupant, guest or employee of the Association. At no time shall the volume of conversation or amplified sound be loud enough to deprive others of their right to quiet enjoyment of their apartments.
 - (A) No nuisance shall be allowed in the apartments or the common elements, nor shall any use or practice be allowed which is improper or offensive in the reasonable opinion of the Board or in violation of the Bylaws or these House Rules, which unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the apartments or the common elements by other owners or occupants.
 - (B) Residents and other occupants of the apartments shall avoid unreasonably excessive noise of any kind at any time and shall not cause or permit any unreasonably disturbing noise or objectionable odors to emanate from their apartment.

Radios, TVs, stereos, computer games, home entertainment centers, musical instruments, etc., in the apartments must be played at reduced volume after 10:00 p.m. and before 8:00 a.m.

Construction hours are 8:00 am – 6:00 pm Monday through Saturday. No construction is permitted on Sunday, State or Federal Holidays, unless there is an emergency, such as a leak.
5. **Complaints.** If nuisance or noise deprives an occupant's enjoyment of his or her apartment, then contact the On-Site Manager by phone or in person at the time the incident occurs. If the On-Site Manager is unavailable, contact the managing agent. If you suspect illegal activities, call the Police or the appropriate State or City agency.