

854 W.181 Corp.

Roof Deck Rules and Regulations

This document is a description of the rules for the use of the roof deck at 854 W 181st Street for the shareholders, residents, and guests of the co-op. The purpose of this document is to provide detailed guidance for the enjoyment of the roof deck while respecting the property and the comfort of all residents of the building. Please review them carefully, and be sure that all members of the household along with any guests that may accompany you to the roof are fully aware of the rules as well.

Access to the roof deck is for the **exclusive** use of the residents of 854 W. 181 Corp. (and their accompanying guests).

Residents and guests use the roof deck at their own risk.

Privileges

*All shareholders and residents wishing to use the roof deck **must sign and submit a Roof Deck Agreement/Waiver of Responsibility** document directly to the management company before access can be granted.*

All unit owners and tenants must be current and in good standing with any and all account charges related to their unit.

All unit owners and tenants must obey all federal, state and New York city laws, including applicable fire regulations for the safety of the building.

Hours of Operation

Normal hours for the roof deck are 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday and Saturday.

Access

The roof is reached by walking up one flight of stairs from the 6th floor. Be respectful of the occupants of the 6th floor apartments, and be as quiet as possible.

Please remember to leave your key in the alarm box when entering the roof so not to set off the alarm. The latch must be used to prevent the door from locking behind you and stranding you on the roof.

Children

Children under 16 must be accompanied by an adult at all times.

Pets

Pets are not allowed on the roof at any time.

Activities

The deck is a shared space conceived for relaxation and both individual and group enjoyment.

- *Because it is atop the roof, sports, games or activities that involve running, throwing, batting or catching any object are strictly forbidden on the roof deck.*
- *No objects of any description may be thrown, tossed, flicked, or otherwise propelled on the roof itself or off the roof onto the street or other buildings.*

Grilling

Barbeque grilling of any kind is strictly forbidden.

Quiet Enjoyment

*Except for special events pre-authorized by the Board and reserved in advance with notice provided to other residents, use of the deck should be unobtrusive and respectful of residents and neighbors in adjacent buildings. For this reason, **no loud music is allowed on the roof deck.***

Housekeeping

*All residents are responsible for the proper disposal of their own trash and that of their guests. Absolutely no food or drink--**including unconsumed or discarded scraps, crumbs, or spills--** or any empty food or beverage containers of any kind may be left behind on the roof deck.*

Please use the dustpan and broom located on the roof landing/vestibule to sweep up any crumbs. Please wash sticky spills with water from the hose.

Residents are not allowed to bring furniture, plants, light fixtures or affix anything to the roof deck or parapets without the expressed authorization of the Board.

Gardening

*Residents have taken the time and expense to create flower and vegetable gardens on the roof. **Please be respectful** of their hard work and the property of those who choose to garden.*

*Setting up your own garden **requires authorization of the Board and the Gardening Committee.** Please contact Andrew Garman at andgarman@gmail.com, and cc: the Board at fort.view.news@gmail.com if you are interested in starting a garden.*

Furniture

The roof deck furniture is laid out in groupings but can be moved to accommodate the wishes of the users in keeping with the following rules:

- *Lift—and never drag—the furniture to avoid damage to the furniture or the deck surface, and as to not disturb the occupants of the apartments below the deck. Residents of the 6th floor can hear all activity on the roof.*
- *Remember not all residents may be as strong as you are to lift and rearrange the furniture. As a courtesy to others, please be sure to return the furniture to the original groupings when you are done.*

Guest Policy

On a space available basis, each apartment can bring guests to the roof deck at any time during the hours authorized for access.

Guests must always be accompanied by the resident host and must leave the facility when the resident leaves.

Penalties for Non-Compliance

These rules apply to all shareholders, residents, and their guests.

*Failure to comply with these rules will result in the enforced **suspension or revocation of privileges** at the discretion of the Board, and will result in obligatory fines in the event of serious abuse.*

Emergencies and Safety Reminders

NOTE: As a protective measure for all residents of the building, security cameras have been installed on the roof deck, in addition to those placed throughout the building and the basement.

- *In the event of an emergency, residents and guests should call the superintendent - or 911 - as appropriate.*
- *Keep in mind that the roof is a designated gathering area in the event of a fire, and also provides direct and unobstructed access to the fire escapes.*
- *Roof deck users may not sit on, place objects on, or throw anything off the parapet walls.*
- *Smoking is strictly prohibited.*
- *Candles are strictly prohibited.*

PLEASE NOTE: These rules are subject to change at the sole discretion of the Board of Directors. All changes will be routinely communicated to shareholders.

Revised: March 9, 2021