

RULES AND REGULATIONS

Tenants must comply with the following Rules and Regulations. Notice of new or changed rules will be given to the tenant in writing which will become effective thirty (30) days after mailing by the landlord to the tenant by certified mail, return receipt requested. Landlord need not enforce the rules against other tenants. Landlord is not liable to tenant if another tenant violates these rules. Tenants receive no rights under these rules:

- 1) The comfort of rights of other tenants must not be disturbed or interfered with. Annoying sounds, smells and lights are not allowed. Tenant acknowledges that the premises are both for residential and work purposes and that quiet hours shall be observed from 8:00 p.m. to 7:00 a.m. daily with no activity allowed which would create sounds which would emanate outside of the leased unit. Any machinery used that creates noise, vibrations, or loud banging will not be permitted, unless proper noise reduction methods are used.
- 2) Dogs, cats and other animals or pets are not allowed in the unit or building, unless individually approved by landlord. This privilege may be revoked by landlord if animal or pet becomes a nuisance. Tenant will have seven (7) days to remove the animal, after which time there will be a \$25 a day charge.
- 3) Improperly parked cars may be removed without notice at tenant's expense. Tenant agrees to move the vehicle within one hour of being notified by the landlord for the purposes of snow plowing and/or maintaining the parking areas.
- 4) There shall be only one parking space allotted per unit. No unregistered vehicles may be parked at the premises.
- 5) Tenant must not allow the cleaning of windows or other parts of the unit or building from the outside. Tenants having a one or two year lease will, upon vacating the unit, return the unit to the landlord in the exact same condition it was upon move in.

- 6) Each artist live/work space and its various components shall be physically separate and distinct from other live/work spaces and other uses within a particular building. The sharing of artist live/work spaces by multiple tenancies, components thereof or utilities shall not be permitted.
- 7) No more than 30% of the floor area of the artist live/work space may be devoted to residential space.
- 8) Direct access between living and working areas must be maintained.
- 9) No artist live/work space shall be used for classroom instructional uses with more than two pupils at any one time.
- 10) The storage of flammable liquids or hazardous materials; welding or any open-flame work is strictly prohibited.
- 11) All work in the live/work space shall be so conducted as not to cause noise, vibration, smoke, odors, humidity, heat, cold, glare, dust, dirt or electrical disturbance which is perceptible by the average person located within any other residential or commercial unit within the structure or beyond any lot line.
- 12) No more than one person 18 years of age or older may reside within an artist live/work per 300 square feet of residential floor area. Further, not more than two persons who are at least 18 years of age, of which at least one of whom is an artist in residence, and not more than two children of said persons who are under 22 years of age may reside within a live/work space on a year-round basis.
- 13) Only one non-resident employee may be employed within an artist live/work space.

- 14) Articles offered for sale within a live/work space must include **only** those articles produced by the artist residing in said live/work space may be offered for sale.
- 15) Only the Landlord provided interior directory sign shall be used to identify the artist. There shall be no individual signs in the building interior or on the building exterior.
- 16) Residential space and work space shall not be rented separately or used by persons other than those people legally residing within the artist live/work spaces and permitted non-resident employees.
- 17) No artist live/work space shall serve as a place from which commercial vehicles are dispatched or operated.
- 18) All live/work space shall conform to all applicable building codes.
- 19) Permitted uses shall be artists working exclusively with paint, paper, clay, and/or other soft materials, and this use shall include photography, jewelry making graphic arts and other similar relatively quiet endeavors as determined by the Landlord. Tattoo applicers, body piercers and musicians shall not be considered artists for the purpose of this use.
- 20) Tenant shall not leave, store or place any items on the Premises exterior, common hallways or stairwells.
- 21) Renewal inspections. Each artist live/work space shall be inspected by the Building Department every two years in order to determine whether the artist live/work space remains in compliance with the local code. The Tenant shall fully cooperate with any such inspections.
- 22) Maximum occupancy at any one time:
10 People in a 1000 Square Foot Loft
17 People in a 1600 Square Foot Loft

15 People in a 1800 Square Foot Loft

Any and all activities that will include more than 6 visitors at one time in any one loft must be coordinated with the Fishkill Creek office one week before hand.

Most of the above rules & regulations are set and enforced by the City of Beacon for the artist live/work type zoning. Any violation of these rules & regulations could be considered a violation of the city zoning ordinance and may result in a violation of your lease.

Acknowledged by:

[Tenant]