HYDE PARK OWNERS CORPORATION

SMOKING POLICY

The following is taken from the Corporation's House Rules (please see section 29 of the House Rules) and constitutes the Corporation's smoking policy.

a) In clarification of paragraph 18 (b) of the Lessor's form of proprietary lease, the reference to unreasonable odors shall include, but not be limited to, cigarette, cigar, marijuana, incense odors, waterpipes (including hookah), e-cigarettes and/or the second hand smoke they produce. In further clarification of paragraph 18 (b), such odors and/or the second hand smoke shall constitute an unreasonable interference with the rights of, and annoyance of other lessees.

b) In accordance with local law 17-506.1 of the New York City Administrative Code, the following smoking policy has been adopted by the Lessor. All shareholders, tenants and guests must abide by this smoking policy, or the Board will take such action as it may deem necessary. The policy is as follows:

   i. Smoking is permitted within the apartments. Shareholders are responsible to take measures to ensure that smoke or any odor of smoke does not infiltrate neighboring apartments or any of the Corporation's indoor and outdoor common areas, including but not limited to the vestibules and courtyards.

   ii. No smoking of cigarettes, cigars, marijuana, pipes or any other product, including but not limited to electronic cigarettes, is permitted in any of the Corporation's private parking garages or indoor common areas, including but not limited to the vestibules, the laundry room and the management office.

   iii. Smoking is permitted in the outdoor common areas of the Corporation, including but not limited to courtyards, walkways and parking lots. However, no smoking of any of the products previously stated in this policy is permitted within 10 feet of any window of any of the Corporation's buildings or within 10 feet of any of the Corporation's playgrounds, clothesline areas, stoops and steps leading to apartments, and/or any of the Corporation's benches.