



## Riverwatch Condominium House Rules\*

1. Alterations and modifications to residential units must adhere to the “Riverwatch Condominium Agreement for Alterations and Renovations” and be approved by the Board. The Agreement may be found on the website.
  - Work is authorized only between the hours of 9 AM – 5PM, Monday – Friday
  - No work is permitted on weekends or holidays
2. All visitors and guests must be announced by the front desk and sign in. All disputes must be addressed to Westchester Property Management, not the concierge. Unit owners assume responsibility for the actions of their guests while on the premises.
3. Smoking is prohibited in ALL common hallways, elevators, pool deck, gym, and all other common areas.
4. Pets must be kept on a leash at all times while traversing all common areas. Pets are not permitted in the pool, pool deck, or the gym.
5. No terrace or balcony may be used for storage or in any other fashion that would detract in any material way from the aesthetics of the Condominium. No objects may protrude from residential balconies or terraces.
6. The City of Yonkers strictly prohibits the use of charcoal or propane grills on terraces and balconies. Any fines or citations levied by the City will be passed on to the offending unit owner.
7. Parking spaces are for vehicle parking and must not to be used as storage. No items other than shopping carts are permitted in parking spaces. Bicycles must be secured using the bicycle racks in the garage.
8. Vehicles and work vans may not be parked in the driveway for longer than 30 minutes. The driveway may not be used as an alternative to street or indoor parking.
9. Out of respect for fellow unit owners, excessive noise is not permitted after 10 PM.
10. Deliveries – Deliverypersons (other than freight deliveries) are not permitted on residential floors.
  - **Food:** All food deliveries must be picked up at the front desk.
  - **Grocery Deliveries:** Residents must schedule delivery of perishable groceries during a time when they will be home to accept delivery. Riverwatch is not responsible for any loss resulting from spoilage.
  - **Freight:** All freight deliveries must be brought through the garage, Level 2, not the lobby. Inform the Super or porters of delivery at least 24 hours prior to expected delivery date and time.

**The Board of Managers reserves the right to levy fines for violations of the Declaration and House Rules following notification to Unit Owner and providing the opportunity to cure or remediate said violation.**

\*In the event of a conflict between the House Rules and the Condominium Offering Plan and By-Laws (“Declaration”), the Declaration will govern.