



E.G.

INC.

ESPLANADE GARDENS, INC.

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2569 ADAM CLAYTON POWELL JR. BLVD. NEW YORK, NY 10039

Phone: 212.368.2700 / 212.926.8042

Facsimile: 212.368.1562

## Memorandum

TO: All Building Shareholders/Residents

FROM: Nicole Duncan, Property Manager

CC: Board of Directors

DATE: October 18, 2022

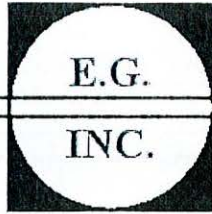
RE: Reinstatement of Monetary Fines for Violations

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HPD has approved Esplanade Gardens to resume imposing administrative charges for violations of your house rules effective September 15, 2022.

Please see reverse side for the updated list of administrative fees to review and discuss with your family, guests, and visitors. Violations will be written and issued to anyone found not following the rules.

Your full cooperation is expected in this matter.



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### NOTICE

To: All Shareholders/Residents  
From: Nicole Duncan, Property Manager  
Date: September 15, 2022  
Re: Administrative Fees Updated – **REVISED**

The Board of Directors have approved the following HPD-approved Administrative Fees to take effect on Thursday, September 15, 2022.

| <u>Violation:</u>   | <u>Fee:</u>          |
|---|----------------------|
| Smoking in the public hallways, stairwells, laundry rooms, lobbies, elevators or other Common areas in the building.  | \$ 50.00             |
| Bicycle riding, roller skating, roller blading, hover boarding, or ball playing in public halls lobbies or other prohibited areas.                                | \$ 50.00             |
| Line drying, airing or hanging bedding, clothes or rugs on the terraces or out the windows.   | \$ 50.00             |
| Leaving raw garbage, refuse or litter in the compactor rooms, hallways or public areas and not disposing of them down the chute.                                  | \$100.00             |
| Throwing of objects from windows, terraces or from any part of the building.  | \$300.00 (increased) |
| Abuse or destruction of Cooperative's equipment, premises or landscaping, vandalism or graffiti on the property.  | \$200.00             |
| Illegal or improper move-ins or move-outs or illegal delivery or removal of furniture.  | \$200.00             |
| Removal of laundry room baskets or equipment from laundry rooms.  | \$150.00             |
| Standing or storage of bicycles, tricycles, baby carriages, mats or other articles in the halls or stairwells of the building                                     | \$ 50.00             |
| Satellites/antennas may not be installed on exterior walls, roofs, terrace railings and any common areas of the building.   | \$200.00             |
| The use of a barbeque grill on the terrace.   | \$100.00             |
| Parking in unauthorized areas.  | \$300.00             |
| Entering or exiting emergency exits for non-emergencies.  | \$200.00             |
| Not cleaning up after your dog/pet, to include defecating, urinating on the building property including fences, garbage cans, benches and building entrance ways. | \$200.00             |
| Installing an unauthorized appliance (including without limitation, a washing machine, dryer, dishwasher) in an apartment per occurrence                          | \$200.00             |