



Garthchester Realty Associates
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August 6, 2026

Re: E-Bikes

Dear Carlton Terrace Shareholders,

There has been a recent increase in apartment fires causing property damage and, sadly, death to tenants in multi-family dwellings in New York City and Westchester caused by electric bikes and scooters with lithium-ion batteries.

The House Rule banning these devices is below:

LITHIUM-ION BATTERY POWERED DEVICES

The Board of Directors has serious concerns with fire safety issues and, therefore, effective immediately, all e-bikes, electric scooters, hoverboards or other similar transportation or mobility devices using lithium-ion batteries are prohibited and cannot be kept used, stored, repaired, possessed and/or charged in the Cooperative's building(s), with the sole exception of wheelchair or mobility devices that are used by persons who are handicapped or disabled. In the event there is any damage as a result of the storage, use, repair or maintenance of a banned lithium-ion battery device, the shareholder in whose apartment the device is used, stored, charged, kept or placed will be fully responsible for all damages.

Thank you for your attention to this matter.

Regards,

Bobby Conca
Garthchester Realty Assoc.