

SCARSDALE WOODS 1

500 Central Park Avenue, Scarsdale, NY 10583

APPLICATION

Enclosed you will find our form for request for a Waiver of Release of Right of First Refusal to be completed by the proposed purchaser/renter. The information supplied on these forms is required under Article VIII, Section I of the By-Laws of Scarsdale Woods.

Please return the request forms to us, along with:

1. \$250.00 processing fee payable to Garthchester Realty. (This fee is non-refundable)
2. \$100.00 move-in fee payable to Scarsdale Woods Condominium I (This fee is non-refundable)
3. \$1,000.00 refundable moving deposit (in/out) payable to Scarsdale Woods Condominium I
4. \$150 fee per adult (person over 18) who will purchase or rent and occupy the unit to run a criminal report.
5. Completed application including:
 - a. Request for Waiver of Right of First Refusal
 - b. Signed Moving Procedures Form
 - c. Signed Lease Policy Affidavit
 - d. Signed Acknowledgement of House Rules
 - e. Signed Lead Paint Law Acknowledgement
 - f. Sign Carbon Monoxide Detector Law Acknowledgement
6. Credit Report Authorization
7. Proof of Home Owners /Renter's Insurance
8. Executed copy of the Contract of Sale /Lease Agreement

If the application is submitted without all forms required as noted above, the application will be deemed incomplete and returned to sender which will delay processing. If further information is needed after review of these forms, we will inform you.

Please submit applications to:

Garthchester Realty
440 Mamaroneck Avenue, S-512
Mamaroneck, NY 10528

APPLICATIONS WITH MISSING ITEMS WILL BE DEEMED INCOMPLETE AND WILL NOT BE PROCESSED.

CONFIDENTIAL
INFORMATION SHEET

GARTHCHESTER REALTY
440 Mamaroneck Avenue, S-512
Harrison, NY 10528
Telephone 914-725-3600-Fax 914-725-6453

Unit Number: _____

New Owner/Renter's Name(s): _____

Unit Address: _____

Telephone #: home: _____ E-mail address: _____

Name: _____ work: _____ cell: _____

Name: _____ work: _____ cell: _____

Person(s) with key to my unit for emergency contact: _____

Address _____ Phone #: _____

All the above information is complete and accurate.

Signature

Date

Signature

Date

Please fill out and return it to Garthchester Realty at the above address

CONFIDENTIAL
INFORMATION SHEET

GARTHCHESTER REALTY

440 Mamaroneck Avenue, S-512

Harrison, NY 10528

Telephone 914-725-3600 • Fax 914-725-6453

Forwarding Address and Contact Information of Current Owner(s):

Address: _____

Telephone #: home: _____

Name: _____ **work:** _____ **cell:** _____

Name: _____ **work:** _____ **cell:** _____

e-mail address: _____

All the above information is complete and accurate.

Current Owner Signature

Date

Current Owner Signature

Date

Please fill out and return it to Garthchester Realty at the above address

SCARSDALE WOODS 1

500 Central Park Avenue, Scarsdale, NY 10583

REQUEST FOR WAIVER OR RELEASE OF RIGHT OF FIRST REFUSAL

RE: Scarsdale Woods 1, Unit# _____

I am/we are the prospective purchaser/renter of the above referenced unit. I/we hereby certify that I/we understand that any Interest that I/we shall have in the unit and the condominium Scarsdale Woods shall be held subject to the provisions

of the Declaration of Condominium for Scarsdale Woods, the By-Laws of the said Condominium, the By-Laws of Scarsdale Woods Homeowners Association and the rules promulgated or hereafter established by the owners of units at Scarsdale Woods, as any or all of the above may be amended from time to time.

I/we further understand that certain information is required to be furnished to you under Article VIII of the By-Laws of the

Condominium. Therefore, the following information is hereby furnished pursuant thereto:

NAME OF PURCHASER/RENTER

1 _____ SS# _____

2 _____ SS# _____

CURRENT ADDRESS: _____

TELEPHONE NUMBER: Home: _____ Cell: _____ Work: _____

APPLICANT'S E-MAIL: _____

CO-APPLICANT'S: _____

NAME OF ALL OTHER PERSONS WHO WILL RESIDE IN UNIT: RELATIONSHIP TO PURCHASER/RENTER

CURRENT LANDLORD'S NAME & ADDRESS:

PREVIOUS ADDRESS WHERE RENT WAS PAID BY ME/US:

DATES FROM _____ TO _____

PREVIOUS LANDLORD'S NAME & ADDRESS:

PRESENT OCCUPATION: 1.

2.

NAME AND ADDRESS OF PRESENT EMPLOYER:

1. _____

2. _____

LENGTH OF TIME OF CURRENT EMPLOYMENT: 1. _____

2. — — — — —

NAME & PHONE NUMBER OF IMMEDIATE SUPERIOR (OR BUSINESS ASSOCIATE, IF SELF-EMPLOYED)

1. _____

2. _____

MAKE, YEAR, MODEL, COLOR AND LICENSE PLATE# OF AUTOMOBILES:

1. _____

2. _____

NO DOGS PERMITTED ON THE PREMISES IF YOU ARE RENTING AS PER BOARD RULES

I/we represent to you that the above Information is true and correct, and I/we understand that you are relying upon the information given in making a determination of whether to exercise your right of first refusal.

Signature

Date: _____

Signature

Date: _____

SCARSDALE WOODS I

500 Central Park Avenue, Scarsdale, New York
10583

RIDER TO LEASE AGREEMENT

UNIT # _____

It is the Landlord's responsibility to pay common charges on or before the fifteenth (15th) day of each month. If the Landlord fails to make any common charge payment to the Condominium within thirty (30) days of the date on which payment is due, the *SCARSDALE WOODS I CONDOMINIUM* Board of Managers has the right to demand and receive the rent payment due from the Tenant to the Landlord for any month in which said Landlord's common charge account is in arrears.

After notice, Tenant agrees to forward the next said rent payment due the Landlord to the Board of Managers of *SCARSDALE WOODS I CONDOMINIUM* and to continue to do so until Tenant is notified and released from the obligation to do so, when the account is current again.

Under no circumstances will the Tenant be obligated to pay over rent if said monthly rent payment was already paid to the Landlord prior to receipt of a notice to pay over

Landlord

Tenant

Date

Date

SCARSDALE WOODS I

500 Central Park Avenue, Scarsdale, New York
10583

ACKNOWLEDGMENT OF ACCEPTANCE OF HOUSE RULES

I/We, the undersigned, have read and understand the House Rules for SCARSDALE WOODS I CONDOMINIUM, and agree to abide these rules, and any Amendments made these rules while a resident in Apt. No. _____ of SCARSDALE WOODS I CONDOMINIUM.

Signature

Name (Please print)

Dated: _____

Signature

Name (Please print)

Dated: _____

COMPLETE ONE PER APPLICANT

AUTHORIZATION FOR THE RELEASE OF CONSUMER CREDIT REPORT INFORMATION TO THE FOLLOWING COMPANY OR CORPORATION

I _____ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their *vendors*. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as *valid* as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

X BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: _____ Date: _____

Printed Name: _____

Social Security Number: _____ Phone #: _____

Current Address:

HOUSE RULES

1. All move-ins and move-outs shall only be permitted: MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 4:00 P.M. There will be no move-ins or move-outs on Saturday or Sunday. The management must be notified in advance as to the date you will be moving in or out and a security deposit of \$1,000 must be posted with Garthchester Realty prior to move. This money is fully refundable after the superintendent has inspected the premises to see that there is no damage done to the property. The security deposit held by management shall be forfeited in the event this rule is not adhered to.
2. Units shall be used for residential purposes only.
3. No industry, business, trade, occupation or profession of any kind, commercial religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the property. No "For Sale" or "For Rent" signs or other window displays or flags of any kind shall be permitted to be displayed on the premises. No unit can be rented or used for transient, hotel or motel purposes. Renters must stay a minimum of one year.
4. Nothing shall be done or kept in any unit or common elements which will increase the rate of insurance of any other buildings or contents thereof without prior consent of the Board of Managers.
5. No flammable, combustible or explosive fluid, material, chemical or substance shall be kept in any unit, parking space, balcony or patio. Outdoor carpet is not to be installed on terrace floors.
6. All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the Public Authorities having jurisdiction, and the Unit Owners alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit.
7. No radio or television aerial or other similar device shall be erected on the roof or exterior walls of any building on the Property, without obtaining in each instance the written consent of the Board of Managers. Any aerial so installed without such required consent shall be subject to removal without notice at any time.
8. No roller-skating, ball playing, bicycle riding or congregating shall be permitted in the halls, or on any common areas including lawns, flowerbeds and driveways. Children should be accompanied in the parking lot held by a parent or adult.
9. All residents, as per Town of Greenburgh Fire Code, shall be permitted to Barbeque on their terrace or patio with an electric grill. No Gas Charcoal is permitted at any time.
10. No renter shall be permitted to harbor a dog in their unit as per the Board of Managers. A unit owner who has a dog shall be responsible to leash the dog at all times, to use the dog run, and to clean up after the pet or shall incur a \$50.00 fine.

11. No garbage, laundry, shoes, bikes, toys or any debris whatsoever shall be left on terrace, patios or in common areas throughout the premises at Scarsdale Woods.
12. No commercial vehicles are permitted to be parked on the premises at any time.
13. No more than two vehicles per unit shall be permitted to be parked on the property without written permission from the Board of Managers.
14. Please check the water hoses on your washer and dryer periodically to be sure there are no cracks which may result in a water leak. Any resident that is leaving their unit for an extended period of time is asked to turn off the water valve on the washer to prevent flooding or leaks.
15. No occupant shall turn off the thermostat when the outdoor temperature is less than 45 degrees Fahrenheit as this may cause severe pipe damage that will result in extensive water leaks. If a resident leaves their unit in the winter months for any extended periods of time, please be sure the thermostat is on a minimum of 60 degrees Fahrenheit. Further, it is the unit owner's responsibility to be certain that the thermostat is in working order.
16. All floors of a Unit having a Unit below it shall always be covered with carpet (except baths and kitchen) to reduce transmission of impact sound.
17. No real estate or owner open houses shall be permitted on the property, nor shall any signage indicating "For Rent" or "For Sale" be permitted at any time.
18. Any leasing of a unit must be processed through the Managing Agent. No subletting is permitted.

I have read the House Rules and all rules and regulations of Scarsdale Woods as stated in the Offering Plan and agree to abide by them or face eviction from Scarsdale Woods.

Understood and Agreed:

Signature: _____

Date: _____

Signature: _____

Date: _____

SCARSDALE WOODS – Parking Rules and Regulations

1. Cars may only be parked in designated, lined parking spaces. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or pedestrian walkway. No diagonal parking is allowed, nor shall a single car of any unit owner, or such unit owner's guests or invitees, take up two spaces, block fire hydrants or fire lanes, or park on the grass, or in front of the designated garbage areas.
2. Residents must park in their assigned "R" space before utilizing a visitor "V" space.
3. Only legal residents and their short-term guests are permitted to use Visitor "V" spaces. A resident may permit a guest to use their reserved "R" space provided that permitting the use of an "R" space does not result in the owner parking in a "V" space. No spaces may be used for or by non-resident commuters.
4. No commercial vehicles may be parked on the premises overnight, nor may any vehicles with more than four wheels be parked on the premises.
5. All vehicles parked in the lot must be passenger vehicles currently registered with the Department of Motor Vehicles. No unregistered, uninspected or disabled vehicles shall occupy any parking space at any time.
6. No vehicles may be repaired in the common areas or parking lots. Repairs shall include, but not limited to, oil changes, antifreeze flushing, engine repair, bodywork, or work involved the jacking of the car onto blocks.
7. Scarsdale Woods does NOT reimburse for towing or booting. All contact regarding towing or booting must be between the vehicle owner and the tow company.
8. Residents must supply proof of vehicle registration to the Management Office, upon request.
9. All visitors on the property are the responsibility of the Owner/Resident/Tenant and are expected to follow all parking and traffic regulations while on Scarsdale Woods Property.
10. Vehicles may not park directly in front of the buildings' entrances except to discharge/receive passengers to unload/load packages.
11. Fines for violation of the rules: \$50.00 for the first violation, \$100.00 for the second and \$250.00 for the third violation. In the event that a unit owner/resident/tenant is a habitual violator of the rules, more than 3 times in a year, that Unit will be found in breach of these parking rules and this will result in the suspension, revocation or termination of parking privileges.
12. Damage to the parking space, including oil leaks and other discharges from any vehicle on the property, must be corrected by the Owner/Resident/Tenant at his or her sole cost and expense.
13. Violations of any of the above rules will subject the owner to fines and the vehicle to towing and/or booting. Any damage incurred is at the owner's expense.

14. Vehicles are not permitted to have covers on their vehicles. Any unit owner or renter who has a car cover will be fined.

15. Visitor parking is for visitor vehicles or vehicles that do not have an assigned space which will be considered visiting, providing they do not park in a single visitor space for more than twenty-four hours. Any vehicle parked in a single visitor space for more than twenty-four hours will be considered in violation of the rules (i.e. not visiting) and subject to enforcement by the tow company. **Residents may not park in visitor spaces while their assigned space is empty.** Visitor parking is on a first come first serve basis. Any resident with two cars may only park in the visitor parking rear when the reserved space is occupied. The visitor space may not be parked in while the reserved or assigned space is empty.

Scarsdale Woods reserves the right to amend or modify these parking rules and regulations at any time or from time to time as deemed advisable.

Signature

Please notarize this form.

CARBON MONOXIDE DETECTORS

REQUIRED UNDER NEW

LAW

Amanda's Law, passed in the 2009 Session of the New York State Legislature, will establish a new requirement for installation of carbon monoxide detectors in homes. Under the new law, one-family homes, two family homes, dwellings located in condominiums or cooperatives, and multiple dwellings must have a carbon monoxide detector installed regardless of the date of construction or sale.

The law was named after Amanda Hansen, a teenager whose life was tragically ended by a carbon monoxide leak from a defective boiler while she was sleeping at a friend's house in January 2009.

The new law requires that the carbon monoxide detector be a device meeting New York State standards, and that it be installed in an operable condition in dwellings where there are appliances or systems that may emit carbon monoxide or have an attached garage.

Prior the Amanda's Law, carbon monoxide detectors were required in one-family dwellings, two family dwellings and dwellings located in condominiums and cooperatives only if they were constructed or offered for sale after July 30, 2002. For multiple dwellings (such as a tenement, hotel, and dormitories) carbon monoxide detectors were required if they were constructed or offered for sale after August 9, 2005.

As a result of Amanda's Law, a carbon monoxide detector will be found in nearly all residential structures in the state. This creates a safer living environment for New York residents and creates a greater awareness of home safety issues that are intensified by seasonal heating issues prevalent in the Northeast.

Amanda's Law took effect on February 22, 2010.

SCARSDALE WOODS I

500 Central Park Avenue, Scarsdale, New York 10583

*SMOKE DETECTING ALARM & CARBON MONOXIDE DEVICE
COMPLIANCE AND CERTIFICATION*

Premises: 500 Central Park Avenue, Unit: _____
Scarsdale, New York 10583

1. The undersigned, shareholder of the above-referenced Premises,
Hereby represents and certifies to the Condominium, as follows:
2. That I/we are in compliance with Amanda's Law and certify that I/we have
installed an operational carbon monoxide device in the Premises.
3. That I/we are in compliance with Executive Law of the State of New York
Section 378 and certify that I/we have installed an operational smoke
alarm in the Premises.
4. That I/we will maintain both the carbon monoxide devices and smoke
detector alarms in the Premises and will permit inspections and/or provide
annual certifications confirming compliance to the Managing Agent for the
Condominium/HOA.
5. That I/we understand and acknowledge that the Condominium/HOA and
the Managing Agent are relying upon the accuracy of this representation
and certification.

I hereby Certify as the resident of the designated unit that there is installed an approved
Carbon Monoxide Detector, hard wire, battery operated or plug in device, in compliance
with the requirements of the New York State Amanda's Law.

Seller _____ Purchaser _____

Seller _____ Purchaser _____

Date: _____

SCARSDALE WOODS I

500 Central Park Avenue, Scarsdale, NY 10583

We have received the move in procedures form and we understand the move in/out procedures that need to be followed in order to keep my deposit.

Purchaser/Tenant

Purchaser/Tenant



500 Central Park Avenue, Scarsdale, New York
10583

MOVING PROCEDURES

MOVING DEPOSIT: \$1000

Moving hours are Monday- Friday, Between 9:00a.m.- 5:00 p.m.

Residents must check in with the superintendent upon arrival, and residents must also be signed out by the super after he checks for damages to the common

elements. Super's cell phone is (914) 774-6637.

If you do not check in and out, the entire moving deposit will be automatically forfeited. If you attempt to move in or out outside of the permissible hours, you will forfeit your entire security deposit and you will be asked to come back at another time that is within our move-in, move-out time guidelines.

Unit No. _____ Date and time checked in: _____

Resident and Owner Name: _____

_____ Date and time checked out: _____

Super's Damage Report to Garthchester Realty

Garthchester Realty _____ comments to Scarsdale Woods Board of Managers:

Area was inspected and recommended amount of deposit to be returned to resident:

\$ _____

Date: _____



**Building Standards
and Codes**

**Fire Prevention
and Control**

New NYS Law Requires Smoke Alarm Upgrades by April 1, 2019

Effective April 1, 2019, a new NY State law requires all **NEW** or **REPLACEMENT** smoke alarms in New York State to be powered by a 10-year, sealed, non-removable battery, or hardwired to the home.



This does not affect your currently installed smoke alarms

You don't need to replace alarms that are currently in your home or apartment - but any that you replace need to be 10-year battery powered or hardwired.

Important to note, smoke alarms have an estimated life of around 10 years before they become unreliable.

Breakdown of the new smoke alarm requirements

According to NYS Law 399-ccc: "It shall be unlawful for any person or entity to distribute, sell, offer for sale, or import any battery operated smoke detecting alarm device powered by a replaceable or removable battery not capable of powering such device for a minimum of ten years."

Homeowners and landlords must upgrade their smoke alarms before selling or renting homes and apartments in New York State.

While these 10-year smoke alarms have a larger upfront cost than traditional alarms powered by replaceable batteries (approximately \$20 per unit) the lack

of yearly battery changes makes them cheaper over the life of the device.

As with ALL smoke alarms, manufactures recommends that the 10-year sealed smoke alarms still be tested at least twice each year using the button on the front of the unit to ensure they are working properly.

Some Frequently Asked Questions:

Do I need to replace the alarms I have installed already?

You are NOT required to immediately replace your current smoke detectors, but any that are replaced or added after April 1st are required to be 10-year battery powered or hardwired. After this date, traditional removable battery smoke alarms will be unavailable for purchase in NY State.

Are they more expensive than non-sealed alarms?

Up front? Yes. In the long term? No. Most 10-year sealed smoke alarms range in price from roughly \$20-\$30, making their initial investment higher than a non-sealed alarm, but non-sealed alarms require annual battery changes. The cost of these replacement batteries average \$38 over their 10-year life span, meaning they ultimately cost more than the sealed version.

Do they really last 10 years?

Yes, they do, the sealed lithium battery (included) will never have to be replaced throughout the life of the alarm, giving you a decade of peace of mind even in the event of a power outage

Will I activate the alarm when I'm cooking something?

No. There are 10-year sealed alarms specifically designed for the kitchen with

advanced sensors that can tell the difference between cooking smoke and real fire.

Why did the law change to require these upgrades?

The dangerous habit of disabling or removing smoke detectors after an accidental alarm while cooking is a major part of why this new legislation went into effect, so alarm manufacturers considered this issue in the design of 10-year sealed alarms. You are very likely to experience less nuisance alarms than you did with your traditional battery alarm.

Are 10-year sealed smoke alarms better than hard-wired smoke alarms?

There are advantages to both systems. Hard-wired smoke alarms tie into your home's wiring and require professional installation, but generally do not require battery changes unless they feature a backup battery. 10-year sealed battery-only alarms are simple to install, and they work during a power failure. All smoke alarms have a life span of 10 years, sealed or non-sealed, and should be tested on a regular basis. When the battery wears out in a 10-year sealed alarm, the entire unit must be replaced, which helps prevent outdated units from staying in operation.

What about landlords and their rental properties?

10-year sealed alarms offer security and convenience to landlords, who are legally required by New York State to provide smoke detectors in their rental properties. The tamper-proof design of these alarms prevents tenants from removing the batteries due to nuisance alarms, or to use the batteries for another purpose. The 10-year lifespan of these lithium batteries means fewer changes and fewer equipment updates. Overall, there is a lesser chance of equipment failure in the event of a fire