



Welcome  
To 77 Hudson



# MOVING INTO 77 HUDSON

## IN THIS SECTION:

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Resident Information  
**(Must be filled out and returned)**

Certificate of Insurance  
Requirements

Setting up Utilities Setup

Building Contact Information

Trash and Recycling  
Details



### Owner Resident Information

- Complete information for each resident in your unit. Each resident will receive a new FOB.
- Include a current picture for each resident (required). And if you'd like, your pet (optional).
- Email your completed form and pictures to: [dwayne.robinson@fsresidential.com](mailto:dwayne.robinson@fsresidential.com)

Date:  Unit #:

#### RESIDENT 1

First name:

Last name:

Phone #:

Email:

Social media email:

#### RESIDENT 2

First name:

Last name:

Phone #:

Email:

Social media email:

#### RESIDENT 3

First name:

Last name:

Phone #:

Email:

Social media email:

#### RESIDENT 4

First name:

Last name:

Phone #:

Email:

Social media email:

FOR OFFICE USE ONLY  
ACTIVE FOBs

#### EMERGENCY CONTACT

First name:

Last name:

Phone #:

**PETS**

Pet 1 name:   
Type & breed:

Pet 2 name:   
Type & breed:

Sex:            Female        Male  
Size:           Small        Med        Large

Sex:            Female        Male  
Size:           Small        Med        Large

**STORAGE**

Storage cage #'s:

Bike space #'s:

**PARKING**

Number of vehicles parked in the garage:

Parking space: A-

Parking space: A-

License plate #:

License plate #:

Make & color:

Make & color:

Vehicle color:

Vehicle color:

**MOTORCYCLE**

License plate #:

Make and color:

**ADDITIONAL RESIDENTS**

First name:

First name:

Last name:

Last name:

Phone #:

Phone #:

Email:

Email:

Social media email:

Social media email:

If anyone residing in your unit is disabled, please give special instructions in the event of an emergency:

Please enter the name of the resident who completed this form:

Your name:

Date:



#### Property Manger

Joseph Abadir    P. 201.536.4227    F. 201.536.4229    E. [Joseph.Abadir@fsresidential.com](mailto:Joseph.Abadir@fsresidential.com)

#### Assistant Property Manger

Dwayne Robinson    P. 201.536.4227    F. 201.536.4229    E. [Dwayne.Robinson@fsresidential.com](mailto:Dwayne.Robinson@fsresidential.com)

#### Front Desk

24 hr.    P. 201.536.3526    E. [77Hudsonconcierge@gmail.com](mailto:77Hudsonconcierge@gmail.com)

#### ADDRESS

77 Hudson Condominium Association  
C/O First Service Residential  
77 Hudson Street 10th floor  
Jersey City, New Jersey 07302

#### TRASH COLLECTION

Trash chutes are located on each floor in the service elevator area. Place household trash in plastic bags and deposit in the chute (DO NOT PLACE GARBAGE ON THE FLOOR OF THE TRASH ROOM). DO NOT USE THE TRASH CHUTE FOR OVERSIZED REFUSE AS IT WILL BLOCK THE TRASH CHUTE.

All items to be recycled **MUST** be placed in the proper receptacles located in the service elevator area. Please follow the recycling directions posted in those rooms.

**YOUR CONTRACTORS AND MOVERS ARE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS, BOXES AND TRASH FROM THE BUILDING.**



# Certificate Of Insurance Requirements

## **77 Hudson Street Insurance Requirements**

Liability in the amount of \$1,000,000.00

Proof of workers compensation w/state mandated limits.

The following **MUST** be named as the additional insured (not the certificate holder):

77 Hudson Street Condominium Association Inc.

FirstService Residential.

The certificate holder is the tenant, the unit #

77 Hudson Street, Jersey City, NJ 07302

Please fax the certificate to (201) 536-4229

Thank You!

**Note to Contractors: Removal of debris, boxes, garbage, etc, is your responsibility. 77 Hudson is not responsible for this removal.**



# Setting Up Utilities

You will need to notify all applicable utility companies of your move so that service is provided in your name.

We suggest that you contact these companies a minimum of ten (10) business days prior to your Moving Date to avoid any interruption in service.

|                 | Electric                                       | Cable TV / Internet / Phone<br>Choose From Either |                             | Satellite Provider   |
|-----------------|--|---|-----------------------------|--|
| Company Name    | PSE&G  | Verizon – Fios                                    | Comcast                     | Direct TV / MDU Communications USA Inc.  |
| Company Address | PO Box 14106<br>New Brunswick, NJ<br>08906     |   |                             |  |
| Company Website | <a href="http://www.pseg.com">www.pseg.com</a> | ww.Verizon.com<br>hlacey@vec-agent.com            | www.comcast.com             | <a href="http://www.directtv.com">www.directtv.com</a><br><a href="http://www.mduc.com">www.mduc.com</a> |
| Company Phone # | 1.800.436.PSEG<br>(7734)                       | 732-710-2980<br>(Howard Lacey)                    | 1.800.COMCAST<br>(266.2278) | 1.866.286.9638   |

## ELECTRIC

To set up your electric account, please call PSE&G. When you hear the voice automation say “Set up new service,” this will prompt you to a person who will ask for more information to set up your account. If you have any issues starting service, please contact Property Management. Failure to set up your electric account will interrupt service.

Electric Meter # \_\_\_\_\_

# LIVING IN 77 HUDSON

## IN THIS SECTION:

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Social Media

Map of the 11th  
Floor Amenities

Rules & Regulations  
**(Must be signed and returned)**

Rental Addendum **(If Applicable)**  
**(Must be signed and returned)**



# SOCIAL MEDIA



## 77 Hudson Official Facebook Group

Join today!

Contact the Mgmt Office at  
201-536-4227

Or email:

[77hudsonfb@gmail.com](mailto:77hudsonfb@gmail.com)

## Amenity Plan



All 77 Hudson homes are enhanced by the following amenities:

### 11TH FLOOR AMENITIES:

- |                       |                   |                           |                        |
|-----------------------|-------------------|---------------------------|------------------------|
| 1 Fitness Center      | 6 Outdoor Pool    | 11 Rooftop BBQ & Fire Pit | 16 Game Room with Bar  |
| 2 Pilates/Yoga        | 7 Hot Tub         | 12 Dog Run                | 17 Screening Room      |
| 3 Men's Locker Room   | 8 Pool Deck       | 13 Jogging Path           | 18 Lounge              |
| 4 Women's Locker Room | 9 Landscaped Lawn | 14 Children's Playroom    | 19 Click Café          |
| 5 Massage Room        | 10 Park Area      | 15 Playground             | 20 Private Dining Room |

### 10TH FLOOR AMENITIES:

Virtual Golf

Business Center

Coin Operated Laundry

### LOBBY:

Cold Storage

Package Receiving



## **Rules and Regulations**

*These are the Rules and Regulations of 77 Hudson Condominium Association, Inc. as updated and approved by the Board of Trustees on June 2021. While these Rules and Regulations may include some restrictions and provisions as set forth in the Master Deed and By-Laws, they are not a replacement for those documents. All Residents must understand and comply with these Rules and Regulations as well as the Master Deed and By-Laws.*

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## II. Definitions

- a. Resident: Owners, Tenants and related occupants (e.g. family members, including minors).
- b. Guest: A person visiting a Resident that may or may not stay overnight.
- c. Service Personnel: Any person representing a business operating under the direction of the Resident. Examples include, but are not limited to: delivery people, nannies, cleaners, dog walkers, contractors, real estate agents, etc.
- d. PTE: Permission To Enter. An additional right assigned by Resident to either a Guest or a Service Provider to enter their unit.
- e. Management: First Service Residential, a property management company hired by the 77 Hudson Association.
- f. Amenities Manager: NFC Amenity Management, a service company hired by the 77 Hudson Association.
- g. Community management software: Building Link, 77 Hudson's software that connects the resident information portal with management building services.
- h. Building Payment System: Click&Pay, a payment software provided by Management.
- i. HGCMA: Hudson Greene Master Condominium Association, the Association managing the shared spaces with 70 Greene Condominiums, i.e. the deck, the garage, and certain areas of the walkways.

## III. General Rules

- a. All Residents must have a digital picture on file.
- b. All Guests must register at the Lobby Front Desk upon their visit to the building.
- c. Residents are responsible for their Guests and should accompany them at all times in the building. Residents are liable for any damages they or their Guests may cause.
- d. Residents and their Guests must wear proper attire in the common areas (lobby, hallways, amenity spaces) including shirts and footwear at all times.
- e. Guests and Service Providers with PTE do not have any right to use the Amenities of the building or of the HGCMA and when alone they are only allowed to go from the Lobby to the unit they have a PTE and vice versa.
- f. PTE can be issued only after a request is made via the community management software.
- g. No one is permitted on the roof without Management's approval.
- h. No real estate broker open houses are permitted. Real estate showings are done by appointment only.
- i. Owners who are delinquent in the payment of assessments or other amounts due to the Association are subject to suspension of the right to vote. Owners

who are delinquent in the payment of assessments or other amounts due to the Association or who are in violation of the Rules and Regulations are subject to suspension of the right to use the Indoor Amenities. Suspension shall apply to all occupants of the unit as per Master Deed (8.01f) and By-Laws (2.05b and 2.06).

- j. Pursuant to the By-laws, Article XI section 11.02 the Board of Directors has the authority to a) levy fines for violations of the Master Deed, By-Laws and Rules and Regulations and, b) take appropriate disciplinary actions on offenders.
- k. Management reserves the right to use camera footage and video records to determine if the Rules and Regulations contained in this document have been violated and to take appropriate disciplinary actions according to the Fine Schedule when necessary.
- l. Fees and deposits must be paid either with the Building Payment System, or personal check, or cashier's check, or a money order.

IV. Rentals

- a. No short-term rentals are allowed for less than 29 consecutive days, pursuant to Jersey City Ordinance 19-077 dated 12-Jun-2019.
- b. All rentals must abide by the relevant provisions contained in the Master Deed.

V. Quiet Enjoyment

- a. All Residents have the right for a quiet environment in their units. Any activity that results in excessive noise or annoyance (including strong smells and odors) to others is prohibited in any part of the building.
- b. Residents must take all measures to avoid ANY odors from their units disperse in Common Areas or in other units.
- c. It is prohibited to ventilate units by opening the unit's main door.
- d. Noise shall be kept at acceptable levels at all times and shall conform to the City Noise Ordinance between the hours of 10:00 p.m. to 8:00 a.m.

VI. Unacceptable Conduct

- a. Residents, Guests, Service Personnel or other persons associated with the Residents shall not engage or participate in any conduct which is illegal, objectionable or prejudicial to the rights, privileges, safety and general welfare of other Residents. Any act which threatens, intimidates, harasses others, poses a physical threat, is verbally abusive, and/or creates a public or private nuisance will not be tolerated or permitted.

VII. Non-Smoking and Drug-Free Community

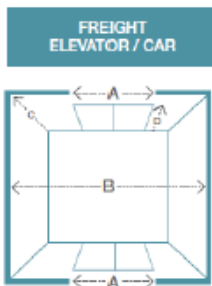
- a. Smoking, vaping, and the use of e-cigarettes are prohibited in any part of the building.
- b. Any use of illegal drugs will not be tolerated and will be automatically reported to the local authorities.

VIII. Restrictions from Master Deed Section 10.01

- a. No Residential Unit or Limited Common Element appurtenant to any Residential Unit, shall be used for any purpose other than as a private residence. No business, trade or profession shall be conducted in any Residential Unit, except for those incidental business uses, if any, as (i) do not require or result in any additional traffic and do not detract from the residential character of the Condominium, and (ii) are specifically authorized by the Board of Directors.
- b. All Units must be heated to the extent necessary to prevent damage from freezing temperatures during the months of October through April, inclusive, regardless of whether or not occupied. Any Owner failing to so heat his Unit shall be obligated to pay a Remedial Assessment for the costs of any damage caused to any portion of the Condominium due to his neglect, or if such damage is insured by the Association, for any deductible or other amount not received by the Association from the proceeds of the insurance.

IX. Move-In / Move-out and Deliveries of Large Items

- a. All moves and large deliveries must be coordinated and scheduled in advance with Management on a first come, first served basis.
- b. All moves will only be allowed through the loading dock located on Sussex Street and by using the service elevator only (car #4). No moves and large deliveries can occur through the lobby area
- c. Large deliveries are defined as any deliveries requiring more than two people to complete the delivery or objects weighting more than 50 lbs
- d. Residents should prepare their moves and coordinate their deliveries by keeping in mind the service elevator has the following measurements:
  - i. Door width: 41"
  - ii. Door height: 81"
  - iii. Car width: 75"
  - iv. Car height: 109"
- e. It is the responsibility of the Resident to verify with Management that the service elevator (car #4) is properly padded prior to beginning a move and/or a delivery of large items. Any move in or move out must be stopped immediately if the service elevator is not padded and Management should be notified before continuing. Management will conduct a 'before and after' review to document if any damages have occurred
- f. Moves are only permitted between the hours of 9:00am to 5:00pm Monday through Saturday. There are two moving time slots: 9am - 1pm and 1pm - 5pm. On National Holidays, no moves nor large deliveries are permitted
- g. On move-out, Residents must return all of their key fobs, pool passes, parking space tags, and bike storage tags
- h. On move-out, Residents must take all bulk items such as unwanted rugs





- i. and furniture with them. Residents are not allowed to leave such items in any area of the building. A Resident MUST be present to accept all movers and large deliveries. Building staff will not act on behalf of Residents, such as allowing entry into Residents' unit or accepting large deliveries
- j. All move-ins are subject to a one-time New Resident fee of \$500 that covers:
  - i. (1) reserved move in elevator slot, one (1) reserved move out elevator slot, up to three (3) large deliveries per year
  - ii. Addition of resident information and preferences to the Community Management System and other lists for communication purposes
  - iii. Confirmation with USPS of new last name(s) for mailbox (Owner must complete any USPS paperwork)
  - iv. Assistance with issuing parking tags (note: a fee for a lost tag may apply)
  - v. Issuing mailbox and unit keys, updating key fobs (if not included by Seller/Landlord, additional Key-cutting/programming fees may apply)
  - vi. Registering pet animals in the Community Management System
  - vii. Registering and entering/updating 'Permission to Enter' form for any Resident and for any Service Provider working with/for the Resident
  - viii. Logging a spare key ring into the Concierge's Desk KeyTrack System or appropriate system
  - ix. A move-out
  - x. The New Resident fee of will be billed as follows:
    - 1. Whenever a current Owner(s) begins a new Lease with Tenant(s) who will take Occupancy, the billing will be added by Management to the building payment system (billed to the current Owner) upon receipt of New Tenant's Lease Agreement. Exceptions can be made only if the unit is leased fully furnished, and a New Resident fee has already been paid for this Unit within the past 12 months.
    - 2. Whenever a new Owner(s) purchase(s) a Unit in the building, the billing will be added to the building payment system and will be payable by the new Owner within 30 days.
  - xi. The above fee will be in addition to a separate \$500 refundable security deposit, to be paid at each move. The security deposit is returned after the move is completed, provided that no damage has been caused to any element of the building during the move.
  - xii. As a matter of clarification, the above fees and deposits apply to inter-building moves as well and any time an Owner rents their unit to a Tenant(s). Exceptions can be made only if the unit is leased fully furnished, and a New Resident fee has already been paid for this Unit within the past 12 months



- xiii. Any Resident requiring more than one reserved elevator slot for move in or move out, may be charged at the rate of \$400 per additional moving slot
- xiv. Any Resident requiring more than three (3) Large Deliveries in a year will be charged \$200 per additional Large Delivery
- k. When transporting furniture and mattresses, items should be sealed or wrapped
- l. Moving trucks or vans that arrive without being scheduled will be turned away
- m. All packing material, boxes, barrels etc. must be removed by either the Resident or the moving company and MUST NOT be placed in the Delivery Rooms, the trash chute, stairwells or hallways
- n. All moving companies MUST supply the management with a certificate of insurance that must include the following:
  - xv. Liability in the amount of \$1 million
  - xvi. Proof of Worker's Compensation with State mandated limits
  - xvii. The following must be named as additional insured (not the certificate holder):
    - 3. 77 Hudson Street Condominium Association, Inc.
    - 4. Hudson Greene Master Association, Inc.
    - 5. First Service Residential Property Management
  - xviii. The certificate holder is "Resident name", "Unit #", 77 Hudson St., Jersey City, NJ 07302
  - xix. The certificate must be faxed to (201) 536-4229 or emailed to Management 24 hours prior to all moves or deliveries of large items.

X. Unit Renovations

- a. Any renovation to a unit outside carpeting and painting must be approved by the Board of Directors pursuant to an Alteration Agreement. The form of the Alteration Agreement can be found in the documents section of the Community Management System.
- b. It is the responsibility of the unit Owner to present to Management the Alteration Agreement completed prior to any unit renovation.
- c. Any work is allowed Monday through Saturday, from 9:00 a.m. to 4: 00 p.m.
- d. It is the responsibility of the Owners to immediately remove empty cartons, boxes, trash and any material resulting from the renovation from any area of the building. This material shall not be left in the Disposal Rooms.
- e. All removals from renovations must be coordinated with Management in advance and performed using the service elevator ONLY (car #4). The service elevator will be reserved upon a payment of \$400. This includes a maximum use for 4 days. Any additional day will be charged at a \$100/day.
- f. It is the responsibility of the Resident to verify that prior to begin any disposal the service elevator is padded. Any disposal MUST be stopped immediately if

the service elevator is not padded and the Management should be notified before continuing.

- g. The hallway side of an apartment entry door is not to be painted or altered. If repairs are required to this side of the door, please report it to management.

## XI. Pets

- a. A maximum of two (2) pets are allowed per unit.
- b. No exotic animals are allowed in any area of the building.
- c. All pets must be registered with Management.
- d. All dogs, regardless of size, must be on a leash at all times when in Common Areas.
- e. Owners must remain with and monitor their dog(s) at all times when in Common Areas.
- f. Management has the right to require Residents to take appropriate measures to contain any aggressive behavior shown by a dog on multiple occasions.
- g. Pets are not allowed to relieve themselves anywhere in any Common Areas. As a way of clarification this include any property of the HGMCA, e.g. garage, building exteriors, curbsides, etc. excluding the Dog Run on the Deck.
- h. Pets are the responsibility of their owners. Any incident that results in material or physical damage to other Residents or any part of the building will be sanctioned according to local laws and the Fine Schedule. The Management, Board of Directors and the Association will not be held responsible for such events.

## XII. Lobby

- a. The front desk in the Lobby is the only area where Guests can be registered and announced. Residents need to inform their Guests to register at the Front Desk. Any Resident's Guest accessing the building from elsewhere and/or not announcing themselves will be subject to the Fine Schedule.
- b. All Service Personnel must be registered at the Front Desk where they will receive a designated ID tag. They are required to wear their ID tag at all times when in the building. They are not allowed to use any of the Indoor or Outdoor Amenities.
- c. No eating or drinking is allowed at any time.
- d. No loitering.
- e. No walking, playing or changing diapers on the furniture.
- f. Any damage to this area will be reported to Management and subject to the appropriate disciplinary actions according to the Fine Schedule on top of any damage cost.
- g. Residents are not expected to request the pick-up of their packages unless they have been notified via the community management software.
- h. Deliveries of foods and beverages must be picked up within 24 hours.

XIII. Common Areas

- a. All Common Areas shall not be occupied overnight and are not to be monopolized by any Resident(s).
- b. Unit and stairwell doors must remain closed at all times.
- c. These areas shall not be obstructed or used for any purpose other than to leave or enter the units.
- d. Automatic doors shall never be blocked or obstructed.
- e. Playing, scootering, bicycling, yelling, etc., are not permitted in any Common Areas or any of the Indoor Amenities.
- f. No object shall be placed or hung in Common Areas, including, but not limited to, carts, trash, shoes, bicycles, baby carriages, strollers, wheelchairs, scooters, doormats, umbrellas, signages, posters, etc.
- g. Any debris left in these Areas from packing and unpacking items are to be reported to the Front Desk so to be cleaned immediately.
- h. All carts available in the building are tagged and should be returned to the personnel working at the Front Desk the Front Desk within thirty (30) minutes of use.

XIV. Indoor Amenities

- a. As a general rule, the Indoor Amenities cannot be used by any Guest when not accompanied by the respective Resident. Guests may be allowed to use the Amenities alone in certain circumstances and with prior clearance from Management. Management reserves the right to decide on such requests on a case-by-case basis
- b. Building personnel has the right to verify that the Rules and Regulations are being followed at all times and report misuse to Management for appropriate action
- c. Unless reservations are allowed, Indoor Amenities cannot be reserved for exclusive use nor can they be monopolized. They remain for use of all Residents at all times
- d. Unless where specifically indicated, no pets are allowed in any of the Indoor Amenities
- e. Any damage to the Indoor Amenity will be charged to the responsible party
- f. ANY RESIDENT USING THE INDOOR AMENITIES DOES SO AT THEIR OWN RISK. NEITHER THE 77 HUDSON ASSOCIATION NOR MANAGEMENT IS RESPONSIBLE FOR INJURIES OR ACCIDENTS.
- g. ANY RESIDENT USING THE INDOOR AMENITIES MUST SIGN A WAIVER OF LIABILITY AT THE TIME OF RESERVATION.
- h. Specific Rules by Indoor Amenity:

## 1. Fitness Center and Yoga Room

- i. As a general rule, the Fitness Center is a well-equipped Indoor Amenity intended to be used for normal training. As such, it is intended to be used on an as-is basis. Users seeking specialized training programs such as Cross Fit are required to seek such programs elsewhere
- ii. Towels must be used on all equipment
- iii. All equipment and mats must be wiped with the provided disinfectant wipes and put back in their original place after use
- iv. Appropriate attire and rubber sole shoes that cover the entire foot must be worn at all times
- v. Individual equipment should not be used for more than 30 minutes when people are waiting
- vi. No standing or jumping off the equipment not intended for that use
- vii. No dropping of weights is tolerated
- viii. Dispose of used wipes, water cups/bottles, and other items according to the Building Trash Disposal Regulations before leaving these Amenities
- ix. No more than one machine can be occupied at the same time
- x. Trainers should arrange their training plans to avoid monopolizing any area of the Fitness Center
- xi. No Nuisance: No phone calls, no video calls, no use of speakers on any device
- xii. No food is allowed at any time
- xiii. All beverages are to be contained in personal liquid containers
- xiv. No more than one Guest per unit is allowed in these Amenities. All Guests must register with the Amenities Manager for use of the Fitness Center. Registration is valid for a maximum of 7 days. After 7 days, the Guests must re-register with the Amenities Manager
- xv. Neither the Amenities Manager or building Management will be responsible for any valuables lost or damaged in these Amenities
- xvi. No children under the age of 16 are allowed in these Amenities.

## 2. Sauna and Steam Room

- i. These Indoor Amenities cannot be used by anyone under the age of 16
- ii. Pregnant women, people with heart or health issues should consult with their doctor before using these Amenities
- iii. Clothing or towel is always required
- iv. Do not pour any liquid on the sauna equipment
- v. No food is allowed at any time
- vi. All beverages are to be contained in personal liquid containers
- vii. No Nuisance: No phone calls, no video calls, no use of speakers on any device will be allowed.

3. Locker Rooms

- i. Lockers are intended to be used while using the fitness center
- ii. Lockers should not be locked overnight
- iii. The Resident using the locker is solely responsible for any valuables left in the lockers that are damaged, lost or stolen
- iv. No food is allowed at any time
- v. All beverages are to be contained in personal liquid containers
- vi. No Nuisance: Phones shall not be used in the locker room at any time to help ensure privacy of residents. No phone calls, no video calls, no use of speakers on any device will be allowed.

4. Virtual Golf

- i. This Indoor Amenity can be booked via the Building Management System only and for a limit of 2 hours of exclusive use per day per unit for a maximum occupancy of 4 or less people including Guests
- ii. Guests must use the same virtual golf simulator that Resident is using
- iii. No eating or drinking is allowed at any time
- iv. The Amenity shall be returned at its original status at the end of the booked session. This means:
  - v. Screens and projectors shall be turned off
  - vi. Software is to be put back to the Home screen for the next user
  - vii. All rubber tees are to be placed back under the training carpets
  - viii. Close the door and turn off the lights when leaving the Amenity.
  - ix. The cost of any item missing at the end of the session that has not been reported will be charged to the last user.

5. Business Center

- i. This Indoor Amenity can be booked via the Building Management System only and for a limit of 3 hours of exclusive use per week per unit for a maximum occupancy of 10 or less people including Guests. No eating or drinking is allowed at any time
- ii. The door to the Business Center must be closed and the lights must be turned off when leaving the Amenity.

6. Screening Room

- i. The Amenity can be booked via the Building Management System only and for a limit of 3 hours of exclusive use per day per household for a maximum occupancy of 15 or less people including Guests
- ii. The Amenity may not be reserved on Friday nights, nor during any major sporting event, nor used or reserved for private parties

- iii. The Amenities Manager oversees this space and is the only one that can operate the devices
- iv. No food is allowed at any time unless provided during events organized by the Amenities Manager.

7. Click Café and Dining Room

- i. This Amenity can be used only if no events are scheduled
- ii. This Amenity can be reserved via the Management Office for a limit of 4 hours of exclusive use per day per unit for a maximum occupancy of 25 people including Guests
- iii. A list of invitees shall be provided to the Front Desk at least 24 hours before the event
- iv. Management reserves the right to decide on any request on a case-by-case basis
- v. Reservations must be made 24 hours prior to the time slot requested
- vi. Hours of operation: Friday and Saturday 10:00 a.m. to 11:00 p.m.; Sunday through Thursday 10:00 a.m. to 10:00 p.m.
- vii. This Amenity cannot be reserved on major holidays
- viii. After the reservation is approved, a mandatory reservation fee of \$200 and a security deposit of \$500 are due within 24 hours
- ix. The Amenity shall be returned clean, with all furniture returned to its original place and all trash disposed
- x. After the use of the Amenity, Management will check if any damage has occurred and will release the deposit within 4 weeks, net of any fines, if applicable
- xi. Music is only allowed through the integrated building system or personal speakers and at reasonable levels. Live music, DJs are not permitted
- xii. A Click Café reservation does not include the use of the outside Deck and/or the Lounge. Guests using the outside Deck and/or the Lounge during a Click Café event will be subject to fines as per the Fine Schedule
- xiii. Keeping the sliding glass door open is prohibited
- xiv. No walking, playing or changing diapers on the furniture.

8. 10 Floor Studio

- i. The Amenity can be used only if no events are scheduled
- ii. The Amenity can be reserved via Building Management System only and for a limit of 4 hours of exclusive use per week per unit for a maximum occupancy of 20 Residents only

- iii. Management reserves the right to decide on any request on a case-by-case basis
- iv. Reservations must be taken 24 hours prior to the time slot requested
- v. Cannot be reserved on major holidays
- vi. The Amenity shall be returned clean and all trash disposed
- vii. Music is only allowed through the integrated building system or personal speakers and at reasonable levels. Live music or DJs are not permitted
- viii. No walking or playing on the furniture. Parents, nannies or guardians of children violating this rule will be directly responsible
- ix. Lay-out of the Studio can be changed upon request to Management at least 4 hours in advance the existing reservation
- x. Guests may join any of the classes organized by the Amenities Manager only if occupancy allows
- xi. The Amenities Manager oversees this space and is the only one that can operate the devices.

9. The Quiet Lounge

- i. The Amenity is intended to be a quiet area for relaxing and work not requiring conversations of any kind
- ii. The Amenity is not intended as a play area for children
- iii. No food is allowed at any time
- iv. All beverages are to be contained in personal liquid containers
- v. No Nuisance: No phone calls, no video calls, no use of speakers on any device is allowed.

10. Game Room

- i. This Amenity can be used for a 2 hour limit
- ii. Sign-out pool balls, sticks, and paddles can be borrowed at the front desk and must be returned after use
- iii. The Indoor Amenity shall be returned to its original state at the end of the session. In addition:
- iv. Put cover back on the pool table
- v. Return the pool balls and sticks, and/or the ping pong balls and paddles to the Front Desk
- vi. Deposit all trash in the kitchen area
- vii. The cost of any item missing at the end of the session that has not been reported will be charged to the last user
- viii. No more than two Guests per unit is allowed in this Indoor Amenity
- ix. Food is allowed only in the kitchen area
- x. Only water is allowed in the room unless in the kitchen area

- xi. No walking, playing or changing diapers on the furniture or game tables.
- xii. Pets are not allowed in this Indoor Amenity unless to pass through to go to the Deck.

#### 11. Kids Room

- i. All children must be accompanied by an adult at all times
- ii. Toys and games must be returned to their original location
- iii. No rough play is allowed
- iv. No toys should be removed from this Indoor Amenity
- v. The bathroom should be left clean after use
- vi. Children with visible cold symptoms (e.g. running nose, cough, etc.) are not allowed in this Indoor Amenity
- vii. No Nuisance: No phone calls, no video calls, no use of speakers on any device is allowed
- viii. No food is allowed at any time
- ix. No additional toys to be added without prior authorization.

#### 12. Laundry Room

- i. All clothes are to be removed promptly from washer and dryer after the cycle has finished. After 30 minutes of completion other residents and Management are entitled to remove laundry from machines and place it on the table in laundry carts
- ii. Lint from the dryer lint collector is to be cleaned after each use
- iii. Dryer should be used with water washed clothes only
- iv. Machines and sink must be clean after use
- v. Only approved detergents can be used in their proper reservoir in the washing machines.
- vi. Any spilling of water on the floor should be avoided. If this occurs, the spill must be wiped dry promptly or the front desk must be notified
- vii. Laundry carts provided in this room are for use within this room only. Laundry can be moved to a unit by using carts at the Front Desk
- viii. Management should be notified immediately of any malfunction of the equipment in this Amenity
- ix. Each unit is issued 1 laundry card to load cash for the machines. There is a charge for any additional cards or if the first card is lost.

#### 13. Dog Grooming Room

- i. This Indoor Amenity can be booked via the Building Management System only and for a limit of 2 hours of exclusive use per week per unit



for pets owned by Residents only. The door key can be requested from the front desk.

- ii. The Amenity must be cleaned up after use by making sure all hair is cleaned from sink, strainer, floor and all surfaces
- iii. Any water spilled on the floor must be wiped dry
- iv. Water must be turned off at faucet, the hose must be drained, lights must be turned off and door must be locked once leaving the room

#### 14. Storage Rooms

- i. The Amenity can only be used to store items, with a valid Storage Unit Rental Agreement in place
- ii. Items shall not be placed or stored outside the assigned storage unit
- iii. Items shall not be placed on top of any storage unit
- iv. Items prohibited by the Storage Unit Rental Agreement can't be stored
- v. Door must be closed and lights must be turned off when leaving this Indoor Amenity.

#### 15. Massage Rooms

- i. These Amenities can be reserved via the Building Management System for a limit of 4 hours of exclusive use per week per unit
- ii. Management reserves the right to decide on any request on a case-by-case basis
- iii. Reservations must be taken 24 hours prior to the time slot requested
- iv. These Indoor Amenities shall be returned clean and all trash disposed
- v. Music is only allowed through personal speakers but at reasonable levels.

#### 16. Bicycle Storage Rooms




- i. Bicycles must be registered with Management to receive a bicycle tag and storage location
- ii. Only bicycles owned by a Resident can be stored
- iii. A Resident is given a key fob entrance to their specific storage location
- iv. Residents store their bike(s) at their own risk
- v. Bicycle Storage Rooms are the only place in the building where bicycles can be stored
- vi. Bicycles propelled with gasoline or with electric battery are not allowed in any part of the building, in particular the Lobby and the elevators and must be stored in the Bicycle Storage Rooms.

#### XV. Outdoor Amenities

- a. Please refer to the separate Rules and Regulations of the Hudson Green Master Association for all Outdoor Amenities.

## XVI. Trash Disposal

- a. Garbage must be disposed in accordance with guidelines posted in the signage of the disposal channels
- b. Christmas trees are to be bagged and disposed of according to the instructions posted by the Management
- c. Contact Management for the proper disposal of construction debris
- d. 77 Hudson runs a MANDATORY RECYCLING PROGRAM and has established disposal channels to facilitate the implementation of this program. RECYCLING IS THE LAW and it is required by Jersey City Municipal ordinance. Any Resident, Guest, Service Personnel who violates or fails to comply with the Jersey City municipal recycling ordinance shall indemnify the 77 Hudson Association for any fine or penalty imposed upon the Association resulting from such person's failure to comply with such ordinance
- e. IMPORTANT: Plastic, glass, metal and aluminum containers must be thoroughly rinsed before you deposit them in the appropriate containers. Please note you will only encourage a rodent or roach problem on your own floor if you dispose containers that still contain remnants of food in them.
- f. Specific rules by disposal channel and corresponding color:
  1. Plastic Bags and Plastic Film (Orange)
    - i. This channel is ONLY for plastic bags, bread bags, dry cleaning bags, grocery bags, retail bags, ziploc bags, produce bags, plastic wraps, bubble wraps, plastic air pillows, plastic film over-wraps (around napkins, paper towels, soda cases, bathroom tissue, etc.)
    - ii. All items MUST be empty, clean and dry
    - iii. Do not put salad mix bags in this channel
    - iv. Do not put tape in this channel.
  2. Metal and Glass (Blue)
    - i. This channel is ONLY for aluminum cans, tin cans and containers, metal caps and lids, glass bottles and glass jars
    - ii. All items must be rinsed out
    - iii. Do not place items in paper or plastic bags. According to the Jersey City Incinerator Authority, putting recyclables in plastic bags seriously hinders the recycling process
    - iv. Do not put paint cans in this channel
    - v. Do not put plastic caps in this channel
    - vi. In order to avoid unnecessary noise at early and late hours, it is prohibited to dispose of any glass between 8PM to 8AM.

3. Plastic marked  or  or  ONLY (Red)

- i. This channel is only for any plastic bottle, jug, jar, container marked with the recycle types 1 or 2 or 5
- ii. All other plastic objects go in the trash chute
- iii. All items must be empty and clean
- iv. Do not put styrofoam in this channel
- v. Do not plastic bags or plastic film in this channel.

4. Trash (Gray)

- i. This channel is ONLY for all non-recyclables, plastics not marked 1 or 2 or 5, food and kitchen waste, fabric items (shoes and clothes included), paper towels and cups, drink pouches, coffee pods, diapers and personal hygiene products, glassware, ceramics, houseware items, plastic cups and lids
- ii. Do not put electronic items such as televisions, audio system components, CD players, video game consoles, satellite / cable boxes, computers, laptops, monitors, keyboards, mice, cables, wires, printers, scanners, tablets, fax machines, cell phones, home phones, etc. in this channel. All these items are to be collected in the central e-waste collector located on the 10<sup>th</sup> Floor
- iii. Do not put batteries in this channel. Batteries are to be collected in the E-Waste Collector located on the 10<sup>th</sup> Floor
- iv. Do not place lightbulbs in this channel. These items are to be collected in the central lightbulb's collector located on the 10<sup>th</sup> Floor
- v. It is UNLAWFUL to place anything in the garbage chute containing naphthalene, camphor balls or flakes (moth balls), floor scrapings, oil-soaked rugs, empty paint cans or any other flammable, explosive type of highly combustible substances
- vi. All garbage must be well drained, wrapped in a compact package that will not drip or burst while being transported to and deposited in the garbage chute. It must also be securely wrapped so that it will not come apart in its descent
- vii. Vacuum cleaner bags should not be emptied directly into the garbage chute. Such dirt or powdered waste should be securely wrapped or bagged before disposal
- viii. Do not deposit any material in the garbage chute which may clog the chute such as wire hangers, clothing, linens, styrofoam, etc. Such items are to be disposed in the appropriate channel
- ix. Do not put coat hangers in this channel.

5. Paper Cardboard (Green):

- i. This channel is only for newspapers, magazines, mail, printer paper, cereal boxes, cartons, paper bags
- ii. Do not put corrugated shipping boxes in this channel or behind this channel bin
- iii. Do not place items in paper or plastic bags. According to the Jersey City Incinerator Authority, putting recyclables in plastic bags seriously hinders the recycling process
- iv. Do not put pizza boxes in this channel
- v. Do not put items with grease or food in this channel
- vi. Do not put paper or cartons with plastic coatings or plastic parts (milk and juice containers), paper cups, paper towels, waxed paper in this channel.

6. Corrugated Shipping Boxes (Brown)

- i. This channel is only for corrugated cardboard shipping boxes
- ii. All items must be flattened and neatly stacked
- iii. Do not put items with air pillows, "peanuts", Styrofoam in this channel.

7. Large or Heavy Household Items (Purple)

- i. This channel is only for items that cannot and should not go in the Trash channel (Gray)
- ii. Do not put electronic items such as televisions, audio system components, CD players, video game consoles, satellite / cable boxes, computers, laptops, monitors, keyboards, mice, cables, wires, printers, scanners, tablets, fax machines, cell phones, home phones, etc. in this channel. All these items are to be collected in the central e-waste collector located on the 10<sup>th</sup> Floor
- iii. Do not put batteries in this channel. Batteries are to be collected in the E-Waste Collector located on the 10<sup>th</sup> Floor
- iv. Do not place lightbulbs in this channel. These items are to be collected in the central lightbulbs collector located on the 10<sup>th</sup> Floor
- v. For assistance in discarding very large or heavy items please call the Front Desk (201-536-3526) and arrange a pick-up.
- vi. For Christmas trees, please follow the following disposal Procedure:
  - a. Do not bring a tree out of your unit without it being wrapped in plastic, or in a plastic bag

- b. Do not allow any tree needles in the elevator tracks as they can easily cause malfunctions
- c. Residents should call the Front Desk (201-536-3526) to request a complimentary tree bag and inform the Front Desk if they need more assistance, so that a Porter can be sent to assist. Once the tree is wrapped and ready to be picked up, the Front Desk should be contacted to arrange for the tree to be picked up

8. E-Waste Collector (located on the 10<sup>th</sup> Floor)

- i. This channel is ONLY for electronic items. The channel is divided in 3 bins:
  - a. First bin: televisions, audio system components, CD players, video game consoles, satellite / cable boxes, computers, laptops, monitors, keyboards, mice, cables, wires, printers, scanners, tablets, fax machines, cell phones, home phones.
  - b. Second bin: Household Batteries (no cars or vehicles batteries).
  - c. Third bin: Lightbulbs.

XVII. Fine Schedule

- a. Fines are authorized as per Master Deed Section 6.02 and By-Laws Section 11.02. As such, each day after notice that a violation continues, it shall be considered as a new violation and a new fine will be imposed.
- b. Each general Violation shall be fined with \$200
- c. Each smoking Violation shall be fined with \$300
- d. Each illegal drug use Violation shall be fined with \$500 and legal action
- e. Management will send a Courtesy Letter indicating the Violation, where applicable - the curing period before a potential Fine is applied (i.e. number of days to correct the Violation), the date by which the Fine shall be paid, the date from which late interests will start to accrue, and, if applicable, from which date a suspension of any Amenity access will begin
- f. Owners are held responsible for fines related to their Tenants, Guests, and Service Personnel
- g. Owners are responsible for paying any fines
- h. Upon imposition of a violation fine, the Association will offer the involved parties the opportunity to participate in ADR (Alternative Dispute Resolution)
- i. Pass Through of Local/State/Federal Fines: If the Association is advised by a local/state/federal agency including, without limitation, the Department of Community Affairs ("DCA"), of a necessary repair to a Unit or other violation, and the repair or remediation is clearly a Unit Owner responsibility, the Association will provide the Unit Owner with written notice of the necessary repair and provide a time frame allocated for the repair or remediation. If the Association is cited and fined because the repair/remediation was not made, or the Unit Owner does not make the unit available for re-inspection by the agency involved, the fines will be passed through to the Unit Owner as a Remedial Assessment or Miscellaneous Assessment. Any fine so assessed against the Unit Owner shall be treated in the same manner as unpaid Common Expense Assessments owed by the Unit Owner and subject to the Association's collection procedure. The Unit Owner shall remain responsible for the repair/remediation. The fine pass through shall be in addition to any fines separately imposed by the Association for violations. The Unit Owner shall be obligated to reimburse the Association for all costs incurred in the collection of fines, including reasonable attorney's fees and costs.

XVIII. Note

- a. The operating hours, Guest limits, reservation policies, and any other provisions of this document are subject to change at any time, with or without notice, at the sole discretion of the Board of the 77 Hudson Condominium Association, and/or to comply with any Local, State, or Federal Laws, Guidelines, or Executive Orders. The Board reserves the right to adjust, reduce, or limit services and offerings due to any public health emergency orders and guidelines, as well as for any reason that may affect the health, safety, and general welfare of the 77 Hudson residential community and their respective interests, Residents, and/or employees.

(Print Name)

(Date)

(Signature)

**FIRST AMENDMENT TO THE  
BY-LAWS OF THE  
77 HUDSON CONDOMINIUM ASSOCIATION, INC.**

The By-Laws are amended by the incorporation of the following as New Section 2.09 captioned "Leases and Assignment of Lease and Rents, Right to Evict" after existing Section 2.08.

2.09 Leases and Assignment of Lease and Rents, Right to Evict

(A) Every Unit not occupied by one or more of its record Owners must be the subject of a written lease memorializing the terms of the parties' understanding as to occupancy and signed by the Unit Owner and occupant. If it is silent as to rent or use and occupancy fees, the reasonable market rate for comparable rentals in the general geographic area will be imputed.

(B) All leases must be subject to and include the following terms:

"The owner (or landlord, as applicable) assigns to the 77 Hudson Condominium Association, Inc., in which the owner is a member (herein referred to as the "Condominium Association"), all right, title and interest in, to and under the lease together with all rents or other monies payable to the owner by the tenant up to the amount of common expense or other assessments or other obligations due from the owner to the Condominium Association. Despite this assignment, the owner is free to collect all rents or other monies due from the tenant unless and until the owner is delinquent in payment of assessments or other obligations owed to the Condominium Association. If the owner is so delinquent, and such delinquency continues for ten (10) or more days after the owner's receipt of written notice from the Condominium Association to cure the delinquency, the Condominium Association is authorized to: notify the tenant in writing of the owner's delinquency, the terms of this rent assignment, and of the Condominium Association's exercise of its right to collect in the owner's name as assignee any rents accrued and unpaid as well as the rents thereafter accruing and becoming payable until the owner is no longer delinquent and the Condominium Association notifies the owner and the tenant of same in writing. Upon receipt of written demand from the Condominium Association pursuant to the terms hereof, every tenant must remit the rent due under their lease to the Condominium Association and the rents thereafter accruing, without being obligated to determine whether the owner is in fact delinquent in the payment of assessments or other obligations to the Condominium Association. The owner agrees that all payments made by the tenant to the Condominium Association as per the terms hereof shall fully and completely discharge the obligations of the tenant to the owner under the lease. The owner further agrees that the Condominium Association is not responsible for the control, care or management of the unit or for carrying out any of the owner's duties as landlord as set forth or implied from the lease or imposed by law; and that the Condominium Association and its officers, servants, agents and employees will in no event be liable to the tenant or others by reason of any loss, injury or damage sustained because of any dangerous condition existing in the unit or exercising the rights hereunder. The rights of the Condominium Association hereunder shall be subordinate to the rights of an institutional mortgagee whose mortgage loan is secured by an assignment of rents.

Each owner hereby names and constitutes the Condominium Association as the owner's Attorney-in-Fact irrevocably for the purpose of taking any legal action against tenants or other occupants in the unit, including eviction pursuant to N.J.S.A. 2A:18-61, et seq. This Power-of-Attorney may be exercised by the Condominium



Clause 13 Article X COVENANTS AND RESTRICTIONS.

“Owners shall have the right to lease the Unit provided said lease is in writing and is made subject to all the provisions of this Master Deed and the By-Laws of the Association and other documents referred to herein, including the right of amendment reserved to Developer. And provided further, that any failure of the lessee to fully comply with the terms and conditions of such documents shall constitute a default under the lease. No leasing shall, however, relieve the Owner from his obligation hereunder and he shall remain primarily responsible therefore”

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Signature of Unit Renter  
Unit#

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Signature of Unit Owner  
Unit #