

WAYFARER HOUSE RULES
APRIL 1999

1. **Visitors** are not allowed to reside in the Wayfarer beyond a reasonable length of time. A person(s) wishing to reside with a Stockholder-Tenant or Stockholder-Tenant family member is to comply with By-law provisions (Art. 7, Sec. 89 "Regular Occupants").
2. **Pets** are not allowed, with the sole exception of domestic cats. No more than two cats per apartment are permitted, and they must not be allowed to roam in common areas. The Board must be notified when new cats are brought to live in the building.
3. **Smoking** is not allowed in common areas. If you or your guests smoke outside, please don't leave your butts in front or back of the building.
4. **Noise level.** At all times, noise should be kept to a reasonable level.
 - (a) **Quiet hours** in the cooperative are **10:30 pm to 8:30 am**. The purpose of quiet hours is to provide residents a time for restful sleep. Between those hours: (1) walk quietly in the hallways and stairways, (2) close hallway and apartment doors quietly, (3) musical instrument playing is not allowed, (4) volume of radios, televisions, and stereos is to be low and not disturbing to the sleep of residents and, (5) within apartments, residents are to keep in mind that the person(s) in the apartments above and below are wanting restful sleep.
 - (b) No teaching of music, vocal or instrumental, is permitted.
 - (c) Noise and disturbance problems are to be resolved cooperatively by residents.
 - (d) Unresolved problems are subject to Board action.
5. **Storage lockers.** Each unit has one storage locker. Individual lockers in the storerooms are to be kept in orderly condition and without fire hazards. No odorous material is to be stored. Moth preventatives may be used. Storeroom aisles are to be clear at all times. No other storage area is available. Belongings that don't fit in an individual locker should be stored in your apartment or at a commercial storage site. **Any items not within a unit's individual locker WILL be removed by the Board without prior notification. This includes items left in the aisles of the storeroom, the laundry and drying rooms, hallways, furnace room, and any other common areas.** The one exception to this is bicycles, which may be kept in the drying room. The bicycle issue may be revisited in the future if there is not enough room.
6. **Individual units:**
 - (a) **Water.** Water should not be left running when not in use. Make sure water is turned off before leaving apartment. Leaky fixtures are to be promptly fixed by resident.
 - (b) **Electrical.** Use **15 amp fuses** in unit fuse box. Our wiring is old and if fuses allowing greater current flow are used, we're at risk of fires starting in our walls. Turn off stove, television, radio and stereo before leaving apartment.
 - (c) **Plumbing.** Use a plastic tub strainer to catch hair and debris. Keep grease and refuse, including coffee grounds, out of plumbing. Report any plumbing defects to the Board as soon as possible.
 - (d) **Smoke alarm.** Each unit must have an operable smoke alarm. It will be checked on a yearly basis by the Cooperative. Tenants should not disconnect smoke alarms and should replace batteries as soon as they are low (indicated by a chirping sound).
 - (e) **Windows.** Rugs and mops are not to be shaken out the windows nor shall anything be thrown out of windows (city ordinance).
7. **Damage.** Residents are required to pay for damage which is caused by their negligence or negligence of their guests.
8. **Laundry and drying rooms.** Residents are to follow schedule posted and hours as posted. Machines in operation before or after the designated hours can be turned off. Contact the Secretary to add your name and/or change your hours of use. Keep laundry and drying rooms clean.
9. **Garbage and recycling.** If you have an unusual amount of garbage or recyclables due to moving or cleaning, please dispose of it in batches so that the dumpsters are not overflowing and others can dispose of their things.
10. **Charitable donations.** Do not leave donations in the laundry room. If you want to arrange a donation, call an agency and arrange to have your belongings picked up. Only leave your belongings after you have made your arrangements, and mark them clearly.