



Constructed between 1956 and 1960 as part of Robert Moses' Title 1 redevelopment of the South Village as a residential high-rise enclave, Washington Square Village is comprised of two "superslabs" lining a landscaped courtyard designed by Sasaki, Walker & Associates.

### **Use of Garden Area >>>**

- A. Who May Use the Area
1. Restricted to tenants only; guests are permitted only when accompanied by the tenant.
  2. Children are not permitted to play in the garden but instead should use the Washington Square Village key park.
  3. Dogs and other animals are prohibited at all times.
- A. Prohibited Activities
1. No ball playing, bicycling, roller skating, skateboarding or running.
  2. No food or beverages permitted at any time.
  3. Please keep off the grass and do not disturb any of the shrubbery or flowers.
  4. No excessive noise

### **Use of Playground >>>**

- A. Who May Use the Playground
1. Residents of NYU's Faculty Housing or residents within an area bounded by 8th Street (North), Bowery-3rd Avenue (East), Grand Street (South) and 6th Avenue (West). Playground use is for children 2 to 12 years old; and proof of age and residency is required.
  2. A one-time charge of \$15 per playground key is assessed at the time of application with NYU's managing agent, Cushman and Wakefield. The playground access key is not transferable and cannot be duplicated.
  3. Dogs and other animals are prohibited at all times.
- B. Playground Rules
1. Children are not permitted in the playground without adult supervision.
  2. When entering the playground please be sure to close the gate directly behind you.
  3. The gate is not to be opened for anyone while you are inside the playground.
  4. There are no bathroom facilities on the premises. Please do not use the playground as a bathroom.
1. No bicycle riding (2-wheel), roller skating, skateboarding or ball playing.
  2. Playground equipment is for the use of the children only.
- C. Prohibited activities include:
- No Smoking
  - No Littering
  - No Bicycle or Tricycles
  - No Skateboarding, Rollerblading, or Rollerskating
  - No Radio Playing
  - No Frisbees
  - No Ball Playing
  - No Pets
  - No Fighting

### **Maintenance of Dogs and Other Pets >>>**

1. Dogs must be kept on a leash at all times securely held by the owner. This rule applies to all areas of Washington Square Village outside of your apartment, including the hallway, elevators, lobby, laundry room and the outdoor areas within and around the complex. (The laws of New York City require that dogs be held on a leash.)
2. Curb and clean up after your dog. Violation of this New York City law could result in a substantial fine.
3. Excessive barking is prohibited. The owner of a barking dog can be in violation of this regulation if the noise, whether inside the apartment or out, disturbs the other tenants.
4. Cat pans and other animal receptacles on terraces should be kept clean and odor-free.

### **Lobbies and Other Corridor Halls >>>**

1. At no time may the corridors or lobbies be used as a play area. Roller skating and bicycle riding are prohibited in all common areas.
2. Baby carriages, floor mats, umbrellas, bicycles, etc., must be kept within the confines of the apartment.
3. Posters, art work, etc., may not be affixed to the apartment door. Exception: Notice that the apartment has a security alarm is permissible.

### **Terraces >>>**

1. Cooking and barbecuing on the terrace are prohibited, as being in violation of both New York City law and your lease.
2. Your terrace is not to be used as a storage area for trunks, cartons, etc., nor for drying laundry.
3. Tenants are requested to contact the Client Services Center in the spring to arrange for terrace painting, which should be done every three years. Panels must be painted regulation white; no other color is permitted.
4. No objects may be thrown from apartment windows or terraces.

### **Visitors >>>**

1. All visitors are to be announced. Please cooperate with your Doorman.
2. Parking in the driveway is limited to twenty minutes.

### **Trash & Recycling >>>**

1. Recyclables: Newspapers and magazines should be placed on the shelf provided. Glass, plastic and aluminum containers (clean and without lids/caps) should be placed in the blue recycling bins.
2. Aerosol cans and paint cans should be placed in the large garbage can.
3. All other garbage should be bagged and placed in the chute, and not left on the floor or in the garbage can; otherwise the waste disposal area becomes messy, unsanitary, and attracts vermin.
4. Furniture, bulky items, Christmas trees, etc., should not be placed in the waste disposal rooms. Contact the Client Services Center to arrange for building staff to remove these items.
5. It would be appreciated as a courtesy to those neighbors who live near the waste disposal rooms if garbage is not deposited in the chute after 11:00pm. If you can't dispose of your garbage before 11pm, please wait until the next morning.

## We are with you every step of the way >>>

Office of Faculty Housing  
Phone: 212.998.2209  
Email: [facultyhousing.office@nyu.edu](mailto:facultyhousing.office@nyu.edu)

Cushman & Wakefield, 2 WSV, 1-0  
Phone: 646.997.9988  
Hours of Operation: Monday through Friday, 9am to 5pm

Superintendent  
Orlando Rondon  
Office Phone: 212.992.7336

Doorman  
3 WSV: 212.598.0697  
4 WSV: 212.598.0693



## Maintenance issue in your apartment?

Contact the Client Services Center to submit a work order request by phone, fax, email or online form:

Phone: 212.998.1001  
Fax: 212.995.4671

Email: [contactcsc@nyu.edu](mailto:contactcsc@nyu.edu)  
Website: <http://www.nyu.edu/fcm/help.htm>

## Important Numbers

NYU Public Safety.....212.998.2222  
Police, Fire, Health Emergencies.....911  
Sixth Precinct 233 W.10<sup>th</sup> Street.....212.741.4811  
NYC Government and non-emergencies.....311  
NYPD Switchboard.....646.610.5000  
MTA Transit Information.....511  
For Gas, Steam or Electrical Emergencies, call:  
Con Edison.....800.752.6633  
Bellevue Hospital.....212.561.4141  
NYU Medical Center.....212.263.7300  
Time Warner Cable.....212.358.0900  
Verizon Fios.....888.438.3467  
Verizon Phone Service.....800.826.2355

## Lease Rules & Regulations >>>

*Tenant will obey all rules and all future rules of Landlord. Notice of additional rules shall be given to Tenant or posted in the lobby or other public space in the Building. Landlord need not enforce rules against other tenants. Landlord shall not be responsible to Tenant for not enforcing any rules, regulations or provisions of another tenant's lease except to the extent required by law.*

1. The comfort or rights of other tenants must not be interfered with. This means that elevated or annoying sounds, smells, including cigarette smoke, cigars, incense, etc, and lights are not permitted. No Tenant shall play upon, or suffer to be played upon, any musical instrument in such a manner as to disturb or annoy other occupants of the building. Musical instrumental practice is permitted for reasonable periods of time between the hours of 9:00 am and 8:00 pm only, but such practice shall not be permitted in the event that it disturbs other tenants of the building.

2. The public halls, stairways, elevators and elevator vestibules shall not be obstructed by any person or used for children's play, loitering or for any purpose other than ingress to and egress from the apartments.

3. No sign, advertisement, illumination, drawing or projection shall be displayed or projected on, or at, any window, apartment door or other parts of the Building except such as shall be designated by Landlord for that purpose.

4. No containers or other articles shall be placed in the halls, landings or stairwells.

5. No baby carriages, strollers, bicycles, tricycles, scooters or other like paraphernalia shall be allowed to remain in the halls, or parked on the landings, stairwells, building lobby, vestibule, exterior entryway or other common areas

6. Laundry machines, if any, are used at Tenant's risk and cost. Instructions must be followed. Tenants and their employees must observe the rules of common courtesy in the use of washers and dryers. No laundry shall be hung on terraces or balconies.

7. No one is allowed on the roof. Nothing may be placed on or attached to, or thrown from, fire escapes, sills, windows, ledges, balconies, terraces or exterior walls of the Apartment or in the hallway or public areas.

8. No air conditioners, clothes washers and/or dryers, dishwashers or other major appliances shall be installed in the Apartment without Landlord's prior written consent.

9. Terraces and balconies must be kept clean and free from snow, ice, leaves, garbage and any combustible items. No fences or other additions are permitted on terraces or balconies. No cooking is permitted on terraces or balconies. Planters maintained on a terrace or balcony shall be restricted to a maximum weight of 250 lbs, and shall be readily movable, and constructed of fire-resistant wood species or other durable lightweight materials. No planters, irrigation systems or fences shall be mounted to the parapet or exterior walls.

10. Supplies, packages, dry cleaning may be accepted by the Building doormen (if any) as Landlord may direct. Limitations on the size and contents of packages may be imposed to assure the safety and convenience of all tenants. Landlord shall not be responsible for the loss or damage of any such property, unless caused by intentional acts or gross negligence. Storage of Tenant's belongings in public storage areas is at Tenant's risk.

11. At least eighty percent (80%) of the Apartment floors must be covered by carpets or rugs. No wall-to-wall carpeting or rugs are to be stapled or glued to the floors. No water beds, hot tubs or similar water-filled devices are permitted in the Apartment without the written consent of Landlord.

12. Tenants must give to Landlord keys to all locks on Apartment doors. No locks on apartment doors may be changed without Landlord's prior written consent.

13. Rules with respect to the disposal of garbage must be followed. Wash lines, vents and plumbing fixtures must be used for their intended purposes.

14. No cleaning of apartment windows from the outside is permitted under any circumstances.

15. No firearms are permitted in the Building.

16. No smoking is permitted in the elevators, stairwells, laundry room or any public or common area of the Building.

17. The moving of furniture, fixtures and equipment must be scheduled with Landlord.