

## **SPEARS BUILDING CONDO ROOF DECK RULES**

The following are general rules for the use of the roof deck by unit owners, tenants and their guests.

Hours:	Weekdays:	6 a.m. to 11 p.m.
	Weekends & Holidays:	6 a.m. to 12 a.m.

1. Roof usage is strictly limited to areas covered by decking.
2. The roof is only for the use of unit owners, tenants, and their guests. Because the roof is shared space, consideration of other users, both those on the common area and those on the other decks, is required.
3. Unit owners must accompany their guests to the roof deck. The door staff cannot send guests to the roof.
4. For the safety of all, take all necessary precautions to prevent having anything blow, bounce or drop off the roof. The large gravel is there for drainage. Please leave it in place.
5. Children under the age of 16 are to be in the company of adult supervision while on the roof.
6. The roof garden is not designed for athletic use. Please refrain from active physical activity. Bouncing balls is prohibited.
7. Sun umbrellas and other equipment that risk damages to the roof may not be placed on the roof.
8. Use of cooking equipment, including grills of any kind, is not permitted.
9. Unit owners and tenants are welcome to bring food and drinks to the deck for their personal use and are responsible for removing everything they bring, including garbage, etc. when they leave.
10. Unit owners and tenants are welcome to bring their own furniture for use on the roof deck and are responsible for removing it when they leave.
11. No pets are allowed onto the roof for any reason.
12. No film/TV or photo shoots are allowed on the common roof deck.
13. No benefits, fundraisers, gallery openings, large parties, or catered affairs are allowed on the common roof deck without the written consent of the Board of Directors.
14. A calendar for the deck use is at the front desk. If you plan to entertain guests on the deck (within the guidelines of #13 above) please indicate on the calendar the date, time and numbers of guests you will be entertaining. We encourage you to check the calendar and coordinate with other users when the roof will be shared.
15. Unit owners must lock and alarm the roof door upon leaving the roof.
16. Any problems involving the common roof space should be addressed to the building manager.
17. The Board of Directors retains the right to modify these guidelines as circumstances warrant