

The Master Apartments, Inc

Terrace Guidelines

These Guidelines are authorized by Proprietary Lease, paragraph 7.

1. All installations are subject to Board approval.
2. Attachments to or placement of anything upon exterior walls, parapets, windowsills, copings or railings, including painting or decorating of parapets or exterior walls, are prohibited.
3. Gas grills are prohibited by NYC Fire Code; charcoal grills must be at least 10 feet from the building wall and on a non-combustible surface. There are no restrictions on electric grills.
4. Built-in planting beds are prohibited; all plants must be in moveable containers.
5. No permanent structures are permitted.
6. Homeowner Insurance must cover terrace.
7. Shareholders with terraces are responsible for any damages that result from installations on or use of their terraces.
8. Individual residents are responsible for:
 - Keeping the terrace free of debris, leaves, soil, snow, ice and standing water at all times
 - Keeping all windows and doors free of obstruction or barriers
 - Repairing any damage caused by wind, windblown or fallen objects
 - Maintaining all installations in good condition
 - Removing on a timely basis any and all installations for repairs to façade or terrace
9. Load Limit Requirement: aggregate weight of any one container, including its soil and plants, may not exceed 300 lbs. Must be moveable by two persons.
10. Container Requirements:
 - Lightweight and strong resin with stone veneers or fireproof wood, glass-crete, fiberglass, plastic, non-corroding 16 gauge (or less) metal
 - Legs and weep holes for efficient drainage
 - Packing peanuts, a layer of high-density styrofoam and/or filter cloth improve drainage
 - All containers must be at least 4" from drain or walls and 12" from air conditioners and must not block windows of neighboring apartments
11. Plant Requirements:
 - Flexible limbs that bend in the wind without breaking, e.g., birch, redbud, grasses
 - No pine trees or other trees or plants that produce needles or other small detritus
 - Plants exceeding the height of the parapet by 2 feet require Board approval
12. Furniture Requirements:
 - Heavy enough to withstand wind conditions
 - Legs to allow for efficient drainage
13. For shareholders who opt for an automatic watering system, the Board recommends drip irrigation. Sprinklers are not permitted.