



REMINDER FROM THE BOARD OF DIRECTORS

Sublet and Rental Rules Reminder for Apartment Owners

Rentals of Any Kind Are Prohibited Without the Written Consent of the Board of Directors

Irresponsible apartment owners in violation of our House Rules have tried to turn their units into single-room occupancy hotel suites by using AirBnb. Glen Oaks Village is one of the few co-ops in Queens that permits rentals but Rentals of any kind are only permitted with the written consent of the Board of Directors. The rental rules which are strictly enforced can be found in the co-op's House Rules booklet or the Sublet Application package, which are available at the management office or online at www.glenoaksvillage.com.

People that move into Glen Oaks Village are required to be screened by the Admissions Committee and show some understanding of the co-op's House Rules. Glen Oaks Village strictly enforces its sublet policies for which non-compliance carries a \$1,000 fine and immediate termination of such activity. Recently we have discovered a few individuals who have been subletting their apartment or a bedroom in it through AirBnb. AirBnb is a website that owners use to list an apartment or bedroom for rental. These short-term rentals mean individuals unknown to the co-op apartment owner or the co-op are entering courtyards and apartments for one or two-night stays. This continuous flow of strangers is unnerving and potentially dangerous. If you are an owner and renting your apartment or any part of it, for any term, without the written consent of the Board of Directors, you should immediately cease such activity.

We continue to monitor AirBnb and other websites for illegal sublet rental activity and when we find it, we take immediate action. Glen Oaks Village is a safe residential family community and we will not allow irresponsible owners to turn their units into single-room occupancy hotel suites for short-term stays.