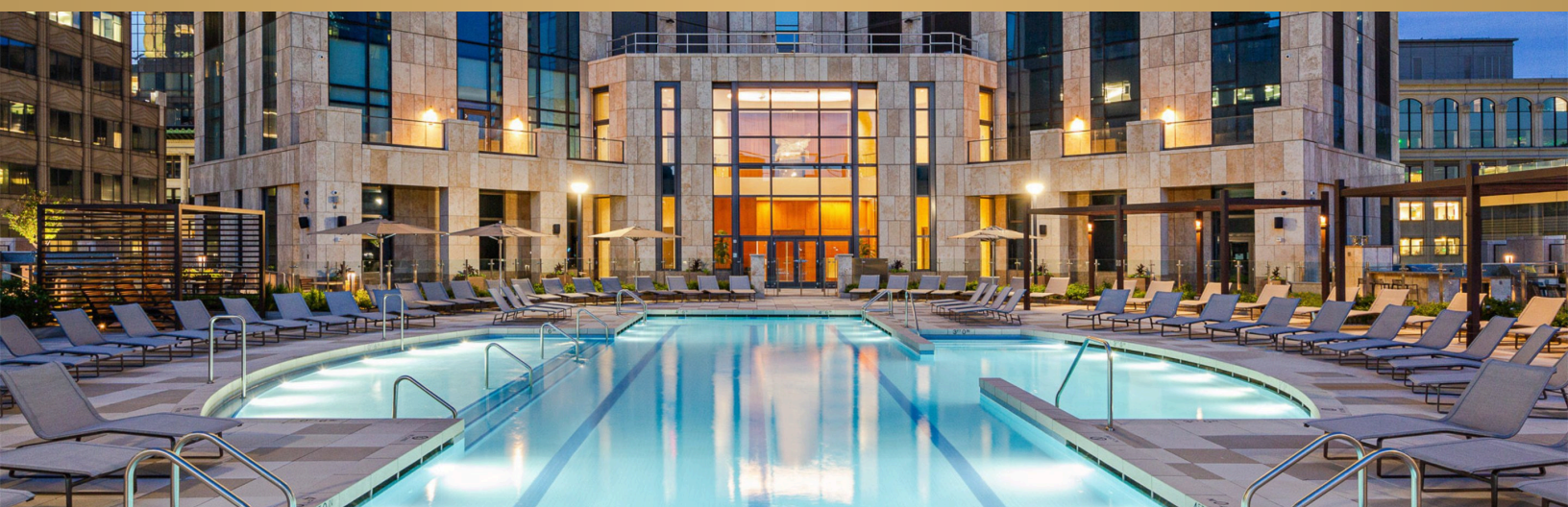




Amenities at 99 Hudson

99 HUDSON · JERSEY CITY, NEW JERSEY

General *Amenities* Policy

RESIDENT HANDBOOK

CONTACT INFORMATION

AMENITIES DESK

99hudsonlifestyle@livunltd.com
551-256-9651

AMENITIES MANAGER

Ariel Guerrero
aguerrero@livunltd.com

OFF-SITE VIRTUAL SERVICE

concierge@livunltd.com
212-784-2390

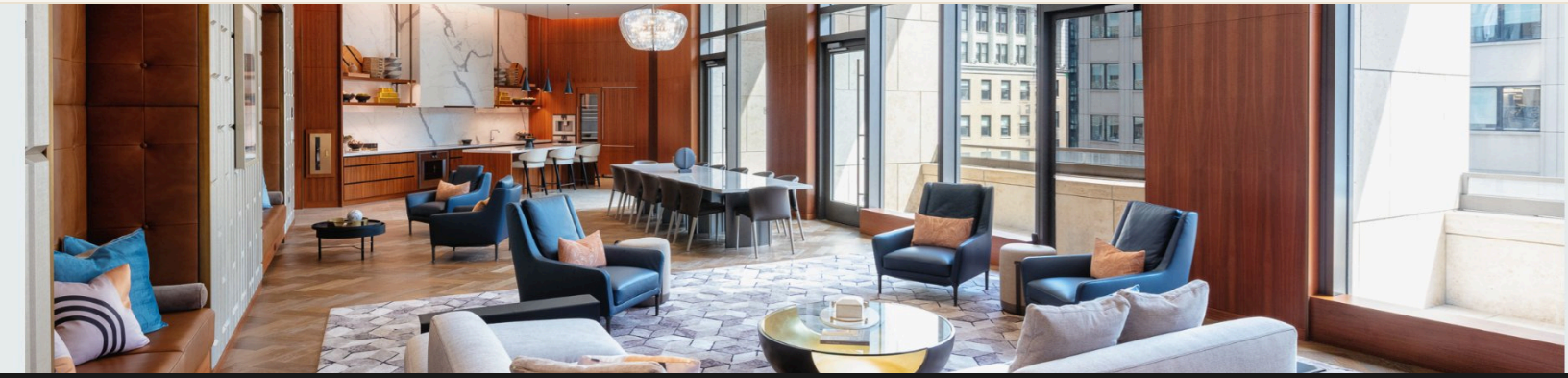
BUILDING AMENITIES

Hours of *Operation*

Gym	Open 24 Hours, Daily
Pool	5:00 AM – 10:00 PM, Daily (Seasonal)
Other Amenity Spaces	Recreation Room, Kids Room, Card Rooms, Theatre Room, Lounges, Spa Center, Grill Stations
Monday – Thursday	6:00 AM – 9:00 PM
Friday – Saturday	8:00 AM – 10:00 PM
Sunday	8:00 AM – 8:00 PM

IMPORTANT NOTICE

All verifiable residents are welcome to use the amenities, provided they adhere to the rules outlined in this handbook. Disruptive behavior may result in security intervention and loss of amenity privileges. Please contact the Amenities Desk with any questions or concerns regarding building amenity policies.



Community Standards

COMMUNITY STANDARDS

General Rules & *Regulations*

AGE REQUIREMENTS

- Residents must be at least 16 years old to use the Fitness Center equipment, Sauna, Steam Room, and Hot Tub.
- No children under 16 are permitted in the Fitness Center under any circumstances.

GENERAL RULES

- Running is strictly prohibited within the gated pool area.
- Residents must remain with their guests at all times while using any amenity space.

GUEST LIMITS

- Maximum 5 guests per unit in all amenity spaces, excluding the Fitness Center.
- Maximum 3 guests per unit in the Fitness Center.
- Maximum 5 guests per unit at the Outdoor Pool.
- To host more than 5 guests, notify 8th-floor desk staff in advance to complete rental procedures.
- Gatherings exceeding the guest limit without prior consent may result in punitive measures.

POOL GUEST CHECK-IN — MANDATORY

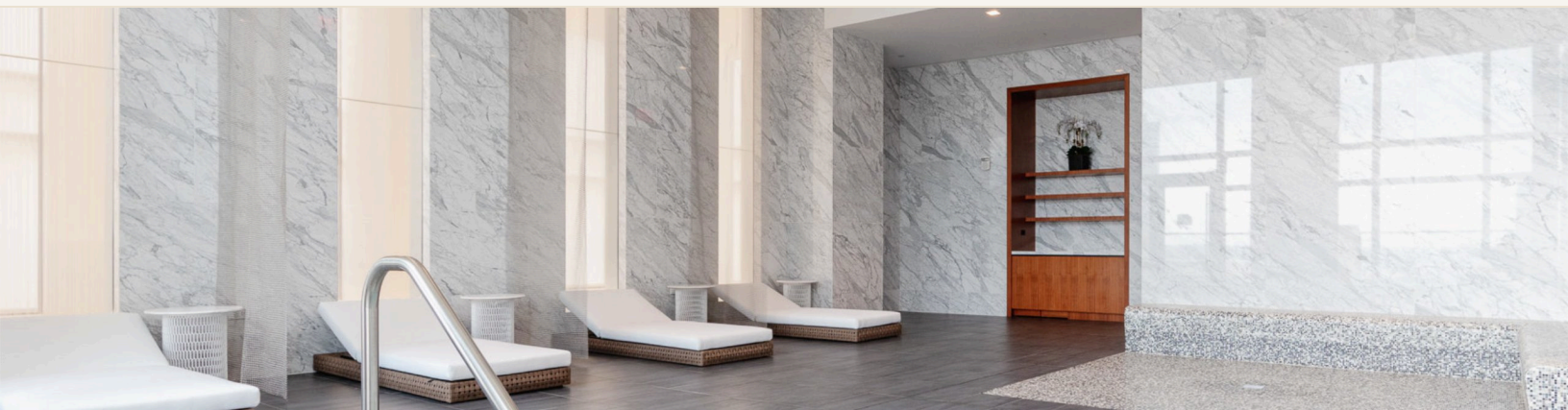
All pool guests must be signed in at the 8th-floor desk and issued wristbands before entering the pool area. Wristbands must be worn at all times. This requirement is strictly enforced with no exceptions.

ENFORCEMENT & FINES

- The Board may impose late charges up to \$35 per month per unit.
- The Board may impose fines up to \$50 per day per violation after notice.
- All fines and late fees are treated as Remedial Common Expense Assessments and enforced accordingly.
- The Board has authority under Section 10.01 of the Master Deed and may take legal action on behalf of the Association.

RESIDENT RESPONSIBILITY

Residents are responsible for the conduct of their guests at all times. Please ensure all guests are aware of and comply with building amenity rules before entering any amenity space.



Wellness & Relaxation

HOT TUB · SAUNA · STEAM ROOM

Spa Rules

AGE RESTRICTIONS

- Hot Tubs: Users must be at least 16 years old.
- Saunas & Steam Rooms: Users must be at least 16 years old. Younger guests may be permitted with adult supervision.

HEALTH CONSIDERATIONS

- People with heart conditions, respiratory issues, or skin conditions should consult a physician before use.
- Pregnant women should avoid prolonged use of hot tubs or saunas, as high heat may be harmful.
- Drink plenty of water before, during, and after use.
- Limit use to 15–20 minutes at a time to avoid overheating.

BEHAVIOR & SAFETY

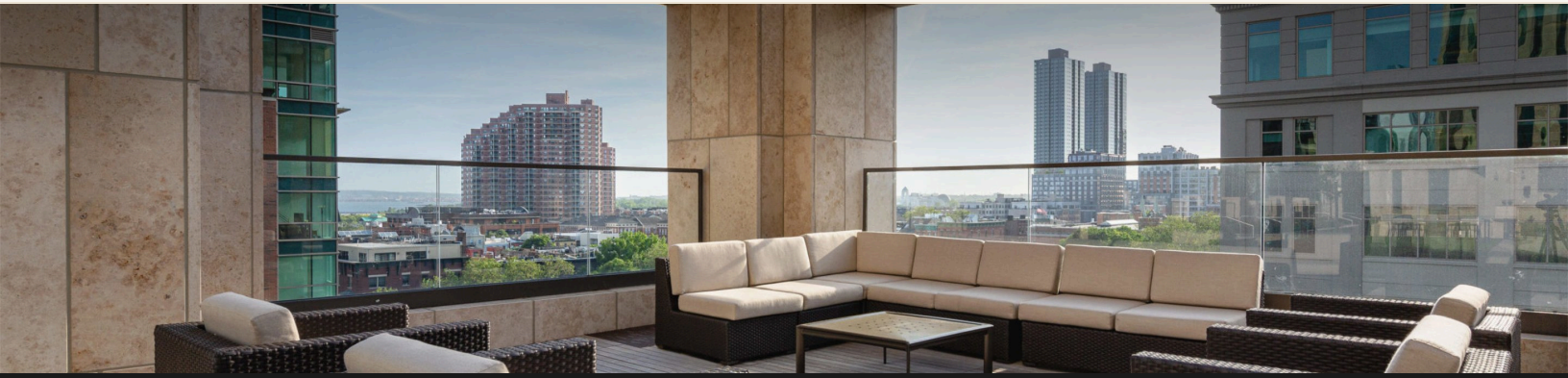
- Running, jumping, diving, horseplay, and rough behavior are strictly prohibited.
- Spa facilities are designated quiet and relaxation areas.
- Loud talking, music, or disruptive behavior is prohibited.

HYGIENE & CLEANLINESS

- All users must shower before entering hot tubs, saunas, or steam rooms.
- Oils, lotions, and products that can clog filters or affect air/water quality are prohibited.
- Swimwear is required in all spa facilities. Towels or appropriate clothing are necessary.
- Street clothes and shoes are not permitted.
- Glass containers are prohibited near all spa facilities due to risk of breakage.

HEALTH & SAFETY REMINDER

Spa facilities are shared spaces for relaxation and wellness. Please be mindful of your health conditions and those around you. Consult a physician before use if you have any medical concerns. Management reserves the right to restrict access for health and safety reasons.



Pool & Outdoor Living

8TH & 9TH FLOOR OUTDOOR AREAS

Pool & Outdoor *Terrace Rules*

POOL RULES

- Babies must wear appropriate swim diapers at all times while in the pool.
- Diving, jumping, and use of water guns are prohibited in the pool.
- Glass bottles and open food are prohibited near the pool and in the Spa Center.
- Pets are not permitted in the gated pool area.
- Dogs must be leashed at all times, except in the designated dog park.
- All pool guests must be signed in at the 8th-floor desk and wear issued wristbands.

OUTDOOR TERRACE

- Smoking is prohibited on all 8th- and 9th-floor outdoor terraces.

GRILL STATIONS

- Available on a first-come, first-served basis.
- Please ensure grills are turned off after use.
- Staff assistance is available if needed.

POOL HOURS

The Outdoor Pool is open seasonally from 5:00 AM to 10:00 PM daily. Access outside of posted hours is not permitted. All pool rules apply for the full duration of each visit.

GUEST CHECK-IN — MANDATORY

All pool guests must be signed in at the 8th-floor desk and issued wristbands before entering the pool area. Wristbands must be worn at all times throughout the visit.

This requirement is mandatory with no exceptions. Gatherings exceeding the guest limit without prior management consent may result in punitive measures as outlined in the Rules and Regulations section of this handbook.



Health & Wellness

OPEN 24 HOURS DAILY

Fitness *Center Rules*

AGE REQUIREMENT

No children under the age of 16 are permitted in the Fitness Center under any circumstances. This policy is strictly enforced at all times.

HEALTH & SAFETY

- Strenuous activity involves inherent risks. Consult a physician if needed before exercising.
- Stop exercising immediately if you feel faint or dizzy.
- All accidents and injuries must be reported to the Amenities Desk.

CONDUCT & CLEANLINESS

- Return weights and accessories to their designated places after each use.
- Dispose of trash appropriately at all times.
- Wipe down all equipment surfaces with antibacterial wipes provided after each use.

EQUIPMENT USE

- Do not monopolize multiple pieces of equipment or areas simultaneously.
- Use all equipment efficiently to ensure fair access for all residents.
- Do not move equipment from its designated areas.

PROHIBITED ITEMS & BEHAVIORS

- No food, chewing gum, smoking, vaping, or alcohol permitted.
- Only beverages with sealable tops allowed. Glass containers are prohibited.
- Athletic attire including shirts and closed-toe shoes must be worn at all times. Street clothes and non-athletic shoes are not permitted.
- Dropping weights is strictly prohibited.
- Cell phones are not permitted inside the Fitness Center. Step outside to make or receive calls.
- Personal speakers or stereos not permitted unless used with earbuds or headphones.

COURTESY & CONSIDERATION

- Be considerate of others while using the Fitness Center.
- Keep conversations at a respectful volume.
- Adhere to all shared rules to ensure a positive experience for all residents.

FITNESS TRAINER REQUIREMENTS

- Trainers must submit a completed ISP form and copy of certification to the Amenities Manager before any sessions are permitted.