

Residential Component Outdoor TV Area Operational Rules and Regulations

The owner will observe the following requirements and shall require that all users of the rooftop TV entertainment area adhere to the following operational rules and regulations in order to utilize the rooftop entertainment area:

1. The limitation on sound emission from the TV area shall be 65 decibels at the edge of the closest exterior wall between the hours of 9am and 9pm and 60 decibels at such location between the hours of 9pm and 11pm. 65 decibels is the equivalent of a normal conversation at one to three feet distance and is in accordance with the District of Columbia Municipal Regulations (Title 20 D.C.M.R. Chapter 27) governing daytime sound in a commercial district. 60 decibels is in accordance with the Regulations governing nighttime sound in a commercial district (after 9pm).
2. Speakers shall be parametric and therefore shall focus sound on the viewing area and away from neighboring properties.
3. Sound shall only be emitted from the speakers installed within the TV wall and seating improvements. Electronic limiters will be installed so that users of the TV cannot adjust the volume above the established noise level limits.
4. TV dimensions shall not exceed 72 inches of width and 44 inches of height (80 inch TV).
5. The TV shall only be operated between the hours of 9am and 11pm.
6. Notwithstanding the hours limitations described in this rules, if a game, concert, or other event is simultaneously taking place in Nationals Ballpark, the TV and speakers shall be allowed to be operated. The operation of the TV and speakers shall cease immediately upon the conclusion of the event taking place in Nationals Ballpark.
7. Content for the TV shall be exclusively controlled through the building's management office and building management shall be responsible for reviewing such content.
8. Content shall be appropriate for being exhibited in public.
9. Building management shall patrol the relevant rooftop area routinely to assure compliance with these regulations.
10. These rules shall be posted within the outdoor viewing area.
11. Illegal substances shall not be permitted in the outdoor viewing area.
12. Littering shall not be permitted in the outdoor viewing area.
13. Smoking shall not be permitted in the outdoor viewing area.
14. Profanity or crude behavior shall not be permitted in the outdoor viewing area.
15. Children shall be supervised by an adult at all times in the outdoor viewing area.
16. Pets shall not be permitted in the outdoor viewing area.

Note: Building owner or manager reserves the right to make additions and edits to the above rules and regulations, if conditions require.

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