



P.O. Box 360  
Lynbrook, New York 11563  
Tel: (718) 769-2140  
Fax: (718) 891-9482

Email: [brighton@neptuneassociates.com](mailto:brighton@neptuneassociates.com)

Web Page: [www.neptuneassociates.com](http://www.neptuneassociates.com)

June 3, 2025

**VIA BUILDING POSTING/EMAIL/TEXT**

Shareholders/Residents  
40-50 Brighton First Road  
Brooklyn, NY 11235

**RE: BALCONY/TERRACE RULES REMINDER**

Dear Shareholders/Residents,

As the LL11/Balcony Project comes to a close, once you are permitted to access your balcony, please refer to the House Rules Section III. TERRACES (BALCONIES).

In particular, the following are strictly prohibited:

- 1. No feeding of the birds.**
- 2. No tiles or any carpet of any kind may be installed on the balcony.**
- 3. Do not block or obstruct the drain.**
- 4. No throwing cigarettes or any object off the balcony.**
- 5. Nothing may be attached to the balcony railing**

If you are found to be violating these rules, the Shareholder's account will be charged \$150 for the first offense and \$300 per occurrence thereafter.

Thank you in advance for your understanding and cooperation.

Yours truly,

Neptune Associates LLC