

NOTES

CHART OF UPKEEP RESPONSIBILITIES:

This chart and the titles and headings used herein are not intended to describe or encompass all upkeep functions nor to delineate all respective responsibilities between the Proprietary Lessees, severally, and the Corporation.

Column I: Items. Items appearing in this column are illustrative and not exhaustive.

Column II: Common Elements Under Corporation Responsibility. Responsibility for determining and providing for the Upkeep requirements of the Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors and such designees to which it may delegate certain such responsibilities.

Column III: Apartment Components Under Corporation Responsibility. The items in this column are part of an Apartment but are attached or directly connected to or associated with the Common Elements and Common Expense items in such a way that a clear distinction between Proprietary Lessee and Corporation responsibility cannot be made. Moreover, such items frequently involve matters of concern relative to the general health, safety and welfare of all of the occupants of the Building. Thus, certain costs which appear to benefit a single Proprietary Lessee but which affect other Proprietary Lessees are declared a Common Expense, especially when the correct functioning of an activity or element is integral to or supportive of the Common Elements and Common Expenses.

Column IV: Components Under Proprietary Lessee's Responsibility. The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities otherwise expressly provided for.

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Schedule A to the Bylaws

RIVER PLACE EAST HOUSING CORPORATION  
Chart of Upkeep Responsibilities

I	II	III	IV
ITEMS	COMMON ELEMENTS UNDER CORPORATION RESPONSIBILITY	APARTMENT COMPONENTS UNDER CORPORATION RESPONSIBILITY	COMPONENTS UNDER PROPRIETARY LESSEE'S RESPONSIBILITY
Plumbing & related systems & components thereof.	All Upkeep of portions of plumbing serving more than one Apartment. Water damage to Common Elements or Apartments, other than the Apartment, which is the primary source of the problem through negligence of the occupants of such Apartment.	Only to the extent that a malfunction or threat of same has originated outside the Apartment in which the malfunction occurs or may occur.	All portions within an Apartment, including fixtures & appliances attached thereto. Water damage to an Apartment, when the primary source of such problem is through negligence of the occupants of that Apartment.
Electrical & related systems & components thereof excluding appliances, fixtures & lights serving only one Apartment.	All, in all regards.	---	All, in all regards, for items serving only one Apartment, including Apartment loadcenters.
Heating & cooling systems & components thereof.	All, in all regards.	---	---
Storage Cubicles (if any).	All, in all regards, except routine cleaning.	---	Routine cleaning.
Refuse collection system.	All, in all regards.	---	---