

Schedule A to the Bylaws

RIVER PLACE EAST HOUSING CORPORATION
Chart of Upkeep Responsibilities

IV

III

II

I

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.	--	--

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ITEMS	COMMON ELEMENTS UNDER CORPORATION RESPONSIBILITY	APARTMENT COMPONENTS UNDER CORPORATION RESPONSIBILITY	COMPONENTS UNDER PROPRIETARY LESSEE'S RESPONSIBILITY
Building's exterior roof, structural walls, founda- tions.	All, in all regards with certain exceptions expressed elsewhere herein regarding routine cleaning.		
Windows.	All which do not serve an Apartment, in all regards.		All, in all regards.
Doors, main entry to Apartments.		All surfaces exposed to outside including door panel, buck, trim & sill.	Interior of door panel interior trim. Hardware set including lock & door chime assembly & hinges/ closure. Replacements to be of same color, grade and style.
Balcony or patio doors.			All, in all regards. Replacements to be of same color, grade and style.
Balconies, patios & railings.			All, in all regards. Replacements to be of same color, grade and style.
Screens (balcony or patio doors & windows).	All which do not serve an Apartment, in all regards.		All which serve the Apart- ment in all respects. Replacements to be of same color, grade and style.

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ITEMS	COMMON ELEMENTS UNDER CORPORATION RESPONSIBILITY	APARTMENT COMPONENTS UNDER CORPORATION RESPONSIBILITY	COMPONENTS UNDER PROPRIETARY LESSEE'S RESPONSIBILITY
Building's exterior roof, structural walls, foundations	All, in all regards with certain exceptions expressed elsewhere herein regarding routine cleaning.		
Windows	All which do not serve an Apartment, in all regards.		All, in all regards.
Doors, main entry to Apartments.		All surfaces exposed to outside including door panel, buck, trim & sill.	Interior of door panel interior trim. Hardware set including lock & door chime assembly & hinges/closure. Replacements to be of same color, grade and style.
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