



# NATIONAL GRANITE

Title Insurance · 1031 Exchange · Co-op Minutes

October 16, 2015

Keith Braunfotel, Esq.  
49 Maple Avenue  
New City, NY 10956

Re: Title No.: GR2015-31462  
Parties: Normandy Village Condominium I  
Premises: N/A

Dear Mr. Braunfotel:

Enclosed please find three (3) certified copies of the Declaration of Condominium or Master Deed of the Normandy Village I Condominium. Please be advised that the terms "Declaration of Condominium" and "Master Deed" can be used interchangeably and refer to the same document.

The Company's liability is hereby limited to the cost of this search and No Policy will be issued hereunder.

Enclosed please find our invoice. Your prompt payment is appreciated.

Please feel free to contact us with any questions or concerns.

Very truly yours,

National Granite Title Insurance Agency

Carolyn Kavich

CK/ck  
Enc.



[www.nationalgranite.com](http://www.nationalgranite.com)

CONTACT OFFICE

155 North Main Street New City, New York 10956 845 639 1415 fax 845 639 1239	420 Lexington Ave, Suite 2048 New York, New York 10170 212 665 0644 fax 212 587 0322	50 Main Street, Suite 1026 White Plains, New York 10606 914 682 7611 fax 914 682 7641	140 East Ridgewood Ave Paramus, NJ 07652 201 934 4232 fax 201 934 4426
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DECLARATION

Establishing Normandy Village I Condominium,  
Nanuet, New York, Pursuant to Article 9-B of  
the Real Property Law of the State of New York.

Name----- Normandy Village I Condominium

Sponsor----- Kenneth J. Torsoe and Harald R. Torsoe  
21 Madison Hill Road  
Suffern, New York 10901

Date of Declaration-----September 3rd, 1975.

The land affected by the within instrument  
lies in Block B, Lot 12, on Tax Map No. 14  
of the Town of Clarkstown, New York.

PAUL J. LE VINE, Esq.  
Attorney for Sponsor  
14 North Main Street  
Spring Valley, New York 10977

86.50  
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**Declaration Establishing Normandy Village I Condominium for the Premises Described on Schedule A Attached Hereto in Block B Lot 12 on Tax Map No. 14 of the Town of Clarkstown, New York, Pursuant to Article 9-B of the Real Property Law of the State of New York.**

Kenneth J. Torsoe and Harald R. Torsoe, having an office at: 21 Madison Hill Road, Suffern, New York, hereinafter collectively referred to as the "Sponsor" do hereby declare:

1. Submission of Property. The Sponsor hereby submits the land more particularly described on Schedule A attached hereto and made a part hereof, together with the buildings and improvements thereon erected (hereinafter called the "Buildings") owned by the Sponsor in fee simple absolute (the land and the Buildings hereinafter collectively called the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York;

2. Buildings. The Buildings, 16 in number, are identified as follows:

<u>Building Number</u>	<u>Address</u>
1	Normandy Village, First Street, Nanuet, New York, 10954
2	Normandy Village, First Street, Nanuet, New York, 10954
3	Normandy Village, First Street, Nanuet, New York, 10954
4	Normandy Village, First Street, Nanuet, New York 10954
5	Normandy Village, First Street, Nanuet, New York 10954
6	Normandy Village, First Street, Nanuet, New York 10954
7	Normandy Village, First Street, Nanuet, New York 10954
8	Normandy Village, First Street, Nanuet, New York 10954
9	Normandy Village, First Street, Nanuet, New York 10954
10	Normandy Village, First Street, Nanuet, New York 10954
11	Normandy Village, First Street, Nanuet, New York 10954
12	Normandy Village, First Street, Nanuet, New York 10954
13	Normandy Village, First Street, Nanuet, New York 10954

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<u>Building Number</u>	<u>Address</u>
14	Normandy Village, First Street, Nanuet, New York, 10954
15	Normandy Village, First Street, Nanuet, New York, 10954
23	Normandy Village, First Street, Nanuet, New York, 10954

Schedule B attached hereto and made a part hereof contains a description of each of the Buildings, including the number of stories, basements and cellars, the number of units and the principal materials of which it is constructed.

3. Name of Condominium. This Condominium shall be known as "Normandy Village I Condominium".

4. Units. Annexed hereto and made part hereof as Schedule C is a list of all apartment units in the Buildings, their unit designations and the tax lot numbers, locations, approximate areas, number of rooms, common elements to which each has immediate access (all as shown on the floor plans of the Buildings, certified by Robert F. Gebhardt, Architect, and filed in the office of the Clerk of Rockland County, simultaneously with the recording of this Declaration), and the percentage of interest of each unit in the common elements.

5. Dimensions of Units. Each unit consists of the area measured horizontally from the unit side of the sheet rock of the exterior walls of the Building to the unit side of the sheet rock of the walls and partitions separating such unit from corridors, stairs, and other mechanical equipment spaces, and where walls and partitions containing sheet rock separate such unit from other units, to the side of the sheet rock of such walls and partitions facing unit; vertically each unit consists of the space between the top of the wooden floor and the underside of the sheet rock ceiling.

6. Use of Units. Each of the units shall be used as a residence only.

7. Common Elements. The common elements consist of the entire Property, including all parts of the Buildings other than the apartment units, and including, without limitation, the following:

(a) The land on which the Building are erected and all other land within the boundaries of the Property;

(b) All foundations, columns, girders, beams and supports;

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(c) All exterior walls of the Buildings not including the portions thereof on the unit side of the block work of such walls; all walls and partitions separating units from corridor and mechanical equipment spaces, other than the portions thereof between the unit side of such walls and partitions and the brick work of such walls and partitions; the brick work of all walls and partitions separating units and containing brick work; the portions of the sheetrock partitions separating units between the unit side of the sheetrock on each side of such partitions; all concrete floors;

(d) Roofs, halls, stairs, stairways and entrances to and exits from the buildings.

(e) All basements, cellars, yards, gardens and other areas used in connection therewith, all parking and driveway areas, and all storage spaces;

(f) All space devoted to the use of the superintendent and other persons, if any, employed in connection with the operation of the Property;

(g) All central and appurtenant installations for services such as power, light, telephone, television, gas, hot and cold water, heat and compacting (including all pipes, ducts, wires, chutes, cables, and conduits used in connection therewith, whether located in common areas or in units) and all other mechanical equipment spaces;

(h) All sewer pipes;

(i) All outdoor parking areas, pedestrian walkways, easements and rights appurtenant thereto intended for the common use of all unit owners;

(j) All other parts of the Property and all apparatus and installations existing in the Buildings or on the Property for common use or necessary or convenient to the existence, maintenance or safety of the Property.

8. **Encroachments.** If any portion of the common elements now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common elements, as a result of the construction of any of the Buildings, or if any such encroachment shall occur hereafter as a result of settling or shifting of any of the Buildings, or by reason of the repair and/or restoration by the Board of Managers of any of the Buildings, any unit or the common elements, a valid easement for the encroachment and for the maintenance of the same so long as the Building stands, shall exist. In the event any Building, unit, adjoining unit, or any adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation of eminent domain proceedings, and then rebuilt, encroachments of parts of the common elements upon

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any unit or of any unit upon any other unit or upon any portion of the common elements, due to such rebuilding, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as the Building shall stand.

9. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units. Each unit owner shall have an easement in common with the owners of all other units to use in accordance with present use and present available facilities all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other units and serving his unit. Each unit shall be subject to an easement in favor of the owners of all other units to use in accordance with present use and present available facilities the pipes, ducts, cables, wires, conduits, public utility lines and other common elements serving such other units and located in such unit. The Board of Managers shall have a right of access to each unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the common elements contained therein or elsewhere in any of the Buildings.

10. Power of Attorney to Board of Managers. Each unit owner shall grant to the persons who shall from time to time constitute the Board of Managers, an irrevocable power of attorney, coupled with an interest, to acquire title to or lease any unit whose owner desires to surrender, sell or lease the same, or which may be the subject of a foreclosure or other judicial sale in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all unit owners, and to convey, sell, lease, mortgage, vote the votes appurtenant thereto or otherwise deal with any such unit so acquired or to sublease any unit so leased by the Board of Managers.

11. Acquisition of Units by Board of Managers. In the event any unit owner shall surrender his unit, together with: (i) the undivided interest in the common elements appurtenant thereto; (ii) the interest of such unit owner in any other units acquired by the Board of Managers or its designee on behalf of all unit owners or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such unit owner in any other assets of the Condominium (hereafter collectively called the "Appurtenant Interest"), pursuant to the provisions of Section 339-x of the Real Property Law of the State of New York, or in the event the Board of Managers shall purchase from any unit owner who has elected to sell the same, a unit, together with the appurtenant interest, pursuant to Section I of Article VII of the By-Laws, or in the event the Board of Managers shall purchase at a foreclosure or other judicial sale, a unit, together with the Appurtenant Interests, title to any such unit, together with the Appurtenant Interests, shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all unit owners, in proportion to their respective common interests. The lease covering any unit leased by the Board of Managers,



or its designee, corporation or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all unit owners, in proportion to their respective common interests.

12. Person to Receive Service. Kenneth J. Torsoe, residing at: 21 Madison Hill Road, Suffern, New York, 10901, is hereby designated to receive notice of process in any action which may be brought against the Condominium.

13. Units Subject to Declaration, By-Laws and Rules and Regulations. All present and future owners, tenants and occupants of units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into occupancy of any unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

14. Amendment of Declaration. This Declaration may be amended by the vote of at least 66-2/3% percent in number and in common interest of all unit owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws and the consent of 75% percent of the first mortgagees (based upon one vote for each first mortgage owned) provided, however, that the common interest appurtenant to each unit as expressed in this Declaration shall not be altered without the consent of all unit owners affected. The aforesaid mortgagees must however, indicate to the Board of Managers in writing, their names, addresses and identity of their mortgagors and the units mortgage number. Notwithstanding anything to the contrary herein contained, paragraph 6 of this Declaration may not be amended without the consent of the unit owner of every unit affected by such amendment.

15. Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

16. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

17. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provision hereof.

18. Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

IN WITNESS WHEREOF, the Sponsor has caused this Declaration to be executed this            day of            , 1975.

NORMANDY VILLAGE I CONDOMINIUM

By: *Kenneth J. Torsoe*  
Kenneth J. Torsoe

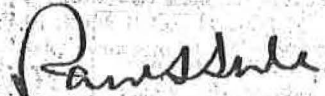
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STATE OF NEW YORK

COUNTY OF ROCKLAND

ss.:

On the 11<sup>th</sup> day of December, 1975, before me personally came KENNETH J. TORSOE, to me known, and known to me to be partner in the firm of NORMANDY VILLAGE I CONDOMINIUM, and the person described in and who executed the foregoing instrument in the name of said firm and he duly acknowledged to me that he executed the same for and as the act and deed of said firm.



Notary Public

PAUL J. LEVINE  
Notary Public, State of New York  
Residing in Rockland County  
My Commission Expires March 30, 1976

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SCHEDULE A

Legal Description of the Perimeter of the Property

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate lying and being in the Hamlet of Namuet, Town of Clarkstown, County of Rockland and State of New York, bounded and described as follows:

BEGINNING at the intersection of the easterly line of Middletown Road (New York State Highway #9006) with the southerly line of First Street, it being the northwesterly corner of the premises herein described; thence

1. Along said southerly line of First Street, North 84 degrees 35 minutes 42 seconds East, a distance of 1234.55 feet to the westerly line of College Avenue; thence

2. Along said westerly line of College Avenue, South 05 degrees West, a distance of 223.32 feet to lands now or formerly of Rusche; thence

3. South 84 degrees 50 minutes 10 seconds West along lands now or formerly of Rusche and DeClark, a distance of 1254.12 feet to the easterly line of Middletown Road; thence

4. Along the easterly line of Middletown Road, North 10 degrees 20 minutes 20 seconds East, a distance of 222.57 feet to the southerly line of First Street at the point or place of beginning.

4	2	0	222.57	Yes
6	2	0	222.57	Yes
33	2	0	222.57	Yes
6	2	0	222.57	Yes
10	2	0	222.57	Yes
11	2	0	222.57	Yes
23	2	0	222.57	Yes
2	2	0	222.57	Yes
2	2	0	222.57	Yes
2	2	0	222.57	Yes

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SCHEDULE B  
DESCRIPTION OF BUILDINGS

The structural framework of all buildings is wood. The foundations are concrete block. First stories exteriors are brick veneer or stucco. Second stories are brick veneer, stucco or modified Mansard roofs. Most buildings contain basements or heated crawl spaces.

Building	No. Stories	Total No. Apts.	Total No. Rooms/Baths/Lav.	Basements
1	2	4	14/4/0	None
2	2	6	21/6/0	Yes
3	2	8	30/8/0	Yes
4	2	8	32/8/4	None
5	2	8	30/8/0	Yes
6	2	8	30/8/0	None
7	2	8	28/8/0	None
8	2	8	30/8/0	Yes
23	2	8	30/8/0	Yes
9	2	8	30/8/0	Yes
10	2	4	14/4/0	Yes
11	2	8	30/8/0	Yes
12	2	8	28/8/0	Yes
13	2	8	30/8/0	None
14	2	8	30/8/0	Yes
15	2	4	18/4/4	None

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the Town of Clarkstown, New York

## BUILDING 1

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
First Floor						
1	12.01	East	752	3 1/2/1	0.866	G
2	12.02	East	752	3 1/2/1	0.866	G
Second Floor						
3	12.03	East	762	3 1/2/1	0.866	J
4	12.04	East	762	3 1/2/1	0.866	J

## BUILDING 2

First Floor						
1	12.05	East	752	3 1/2/1	0.866	E
2	12.06	East	752	3 1/2/1	0.866	F
3	12.07	East	752	3 1/2/1	0.866	G
Second Floor						
4	12.08	East	762	3 1/2/1	0.866	H
5	12.09	East	762	3 1/2/1	0.866	I
6	12.10	East	762	3 1/2/1	0.866	J

The common elements to which Apartment has Immediate Access has Interior Hallway.



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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York.

## BUILDING 3

Apt. No.	Tax Lot Number	Location (In Portion of Building Facing In the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/ Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.11	West	726	3 1/2/1	0.831	D
2	12.12	East	880	4 1/2/1	1.008	C
3	12.13	East	690	3 1/2/1	0.785	B
4	12.14	West	680	3 1/2/1	0.785	A
<b>Second Floor</b>						
5	12.15	West	726	3 1/2/1	0.831	D
6	12.16	East	880	4 1/2/1	1.008	C
7	12.17	East	690	3 1/2/1	0.785	B
8	12.18	West	680	3 1/2/1	0.785	A

## BUILDING 4

Apt. No.	Tax Lot Number	Location (In Portion of Building Facing In the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/ Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.19	North	752	3 1/2/1	0.866	E
2	12.20	North	1004	4 1/2/1	1.149	K
3	12.21	North	1004	4 1/2/1	1.149	K
4	12.22	North	752	3 1/2/1	0.866	E
<b>Second Floor</b>						
5	12.23	North	762	3 1/2/1	0.866	H
6	12.24	North	1002	4 1/2/1	1.149	L
7	12.25	North	1002	4 1/2/1	1.149	L
8	12.26	North	762	3 1/2/1	0.866	H

The common elements to which Apartment has Immediate Access has  
Interior Hallway.

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York

## BUILDING 5

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/ Baths	Percentage of Interest in the Common Elements and in the Common Expenses	Unit Type
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## First Floor

1	12.27	East	680	3 1/2/1	0.785	A
2	12.25	West	690	3 1/2/1	0.785	B
3	12.29	West	880	4 1/2/1	1.008	C
4	12.30	East	726	3 1/2/1	0.831	D

## Second Floor

5	12.31	East	680	3 1/2/1	0.785	A
6	12.32	West	690	3 1/2/1	0.785	B
7	12.33	West	880	4 1/2/1	1.008	C
8	12.34	East	725	3 1/2/1	0.831	D

## BUILDING 6

## First Floor

1	12.35	West	726	3 1/2/1	0.831	D
2	12.36	East	880	4 1/2/1	1.008	C
3	12.37	East	690	3 1/2/1	0.785	B
4	12.38	West	680	3 1/2/1	0.785	A

## Second Floor

5	12.39	West	726	3 1/2/1	0.831	D
6	12.40	East	880	4 1/2/1	1.008	C
7	12.41	East	690	3 1/2/1	0.785	B
8	12.42	West	680	3 1/2/1	0.785	A

The common elements to which Apartment has Immediate Access has  
Interior Hallway.

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York

## BUILDING 7

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/ Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.43	North	752	3 1/2/1	0.866	E
2	12.44	North	752	3 1/2/1	0.866	F
3	12.45	North	752	3 1/2/1	0.866	F
4	12.46	North	752	3 1/2/1	0.866	E
<b>Second Floor</b>						
5	12.47	North	762	3 1/2/1	0.866	H
6	12.48	North	762	3 1/2/1	0.866	I
7	12.49	North	762	3 1/2/1	0.866	I
8	12.50	North	762	3 1/2/1	0.866	H

## BUILDING 8

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/ Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.51	West	680	3 1/2/1	0.785	A
2	12.52	East	690	3 1/2/1	0.785	B
3	12.53	East	880	4 1/2/1	1.008	C
4	12.54	West	726	3 1/2/1	0.831	D
<b>Second Floor</b>						
5	12.55	West	680	3 1/2/1	0.785	A
6	12.56	East	690	3 1/2/1	0.785	B
7	12.57	East	880	4 1/2/1	1.008	C
8	12.58	West	726	3 1/2/1	0.831	D

The common elements to which Apartment has Immediate Access has  
Interior Hallway.

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the Town of Clarkstown, New York.

## BUILDING 9

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.59	East	726	3 1/2/1	0.831	D
2	12.60	West	880	4 1/2/1	1.008	C
3	12.61	West	690	3 1/2/1	0.785	B
4	12.62	East	680	3 1/2/1	0.785	A
<b>Second Floor</b>						
5	12.63	East	726	3 1/2/1	0.831	D
6	12.64	West	880	4 1/2/1	1.008	G
7	12.65	West	690	3 1/2/1	0.785	B
8	12.66	East	680	3 1/2/1	0.785	A

## BUILDING 10

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
<b>First Floor</b>						
1	12.67	North	752	3 1/2/1	0.866	G
2	12.68	North	752	3 1/2/1	0.866	G
<b>Second Floor</b>						
3	12.69	North	762	3 1/2/1	0.866	J
4	12.70	North	762	3 1/2/1	0.866	J

The common elements to which Apartment has Immediate Access has Interior Hallway

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York

## BUILDING 11

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of Interest in the Common Elements and in the Common Expenses	Unit Type
First Floor						
1	12.71	West	726	3 1/2/1	0.831	O
2	12.72	East	880	4 1/2/1	1.008	C
3	12.73	East	690	3 1/2/1	0.785	B
4	12.74	West	680	3 1/2/1	0.785	A
Second Floor						
5	12.75	West	726	3 1/2/1	0.831	D
6	12.76	East	880	4 1/2/1	1.008	C
7	12.77	East	690	3 1/2/1	0.785	B
8	12.78	West	680	3 1/2/1	0.785	A

## BUILDING 12

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of Interest in the Common Elements and in the Common Expenses	Unit Type
First Floor						
1	12.79	North	752	3 1/2/1	0.866	E
2	12.80	North	752	3 1/2/1	0.866	F
3	12.81	North	752	3 1/2/1	0.866	F
4	12.82	North	752	3 1/2/1	0.866	E
Second Floor						
5	12.83	North	762	3 1/2/1	0.866	H
6	12.84	North	762	3 1/2/1	0.866	I
7	12.85	North	762	3 1/2/1	0.866	I
8	12.86	North	762	3 1/2/1	0.866	H

The common elements to which Apartment has Immediate Access has  
Interior Hallway.

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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York

## BUILDING 13

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx area in sq. ft.	Number Rooms/Baths	Percentage of interest in the Common Elements and in the Common Expenses	Unit Type
First Floor						
1	12.87	West	726	3 1/2/1	0.831	D
2	12.88	East	880	4 1/2/1	1.008	C
3	12.89	East	690	3 1/2/1	0.785	B
4	12.90	West	680	3 1/2/1	0.785	A
Second Floor						
5	12.91	West	726	3 1/2/1	0.831	D
6	12.92	East	880	4 1/2/1	1.008	C
7	12.93	East	690	3 1/2/1	0.785	B
8	12.94	West	680	3 1/2/1	0.785	A

## BUILDING 14

First Floor						
1	12.95	West	726	3 1/2/1	0.831	D
2	12.96	East	880	4 1/2/1	1.008	C
3	12.97	East	690	3 1/2/1	0.785	B
4	12.98	West	680	3 1/2/1	0.785	A
Second Floor						
5	12.99	West	726	3 1/2/1	0.831	D
6	12.9901	East	880	4 1/2/1	1.008	C
7	12.9902	East	690	3 1/2/1	0.785	B
8	12.9903	West	680	3 1/2/1	0.785	A

The common elements which Apartment has Immediate Access has  
Interior Hallway.



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## SCHEDULE C

All Buildings are situated on Tax Map No. 14 Block B Lot 12 of the  
Town of Clarkstown, New York

## BUILDING 15

Apt. No.	Tax Lot Number	Location (in Portion of Building Facing in the Direction Set Forth Below)	Approx. area in sq. ft.	Number Rooms/Baths	Percentage of Interest in the Common Elements and in the Common Expenses	Unit Type
First Floor						
1	12.9904	North	1004	4 1/2/1 1/2	1.149	M
2	12.9905	North	1004	4 1/2/1 1/2	1.149	M
Second Floor						
3	12.9906	North	1002	4 1/2/1 1/2	1.149	N
4	12.9907	North	1002	4 1/2/1 1/2	1.149	N

## BUILDING 23

First Floor						
1	12.9908	North	726	3 1/2/1	0.831	D
2	12.9909	South	880	4 1/2/1	1.008	C
3	12.9910	South	690	3 1/2/1	0.785	B
4	12.9911	North	680	3 1/2/1	0.785	A
Second Floor						
5	12.9912	North	726	3 1/2/1	0.831	D
6	12.9913	South	880	4 1/2/1	1.008	C
7	12.9914	South	690	3 1/2/1	0.785	B
8	12.9915	North	680	3 1/2/1	0.785	A

The common elements to which Apartment has Immediate Access has  
Interior Hallway.

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of

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**Spring Valley, New York 10977**

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BY-LAWS

of

NORMANDY VILLAGE I CONDOMINIUM

ARTICLE 1

PLAN OF APARTMENT UNIT OWNERSHIP

Section 1. Apartment Unit Ownership. The land situate on the South side of First Street between Middletown Road and College Avenue in Nanuet, New York, more particularly described in Schedule A of the Declaration recorded or to be recorded in the Office of the Clerk of Rockland County, New York, and the 16 buildings constructed on said land (the land and buildings hereinafter collectively called the "Property") have been or prior to conveyance of the first apartment unit shall be submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the Declaration and shall be known as the "Normandy Village 1 Condominium" (hereinafter called the "Condominium").

Section 2. Applicability of By-Laws. The provisions of these By-Laws are applicable to the Property of the Condominium and to the use and occupancy thereof. The term "Property" as used herein shall include the land, the buildings and all other improvements thereon (including the apartment units and the common elements), owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York.

Section 3. Application. All present and future owners, mortgagees, lessees and occupants of apartment units and their employees, and any other persons who may use the facilities of the Property in any manner are subject to these by-Laws, the Declaration and the Rules and Regulations.

The acceptance of a deed or conveyance or the entering into of a lease or the act of occupancy of an apartment unit shall constitute an agreement that these By-Laws, the Rules and Regulations and the provisions of the Declaration, as they may be amended from time to time, are accepted, ratified, and will be complied with.



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**ARTICLE II****Board of Managers**

**Section 1. Number and Qualification.** The affairs of the Condominium shall be governed by a Board of Managers. The Board of Managers shall consist of three persons designated by Normandy Village Company (the Sponsor of the Condominium) until their successors shall have been elected by the unit owners at the first meeting of unit owners held pursuant to Section 1 of Article III of these By-Laws. Thereafter the Board of Managers shall be composed of 9 persons, all of whom shall be owners or spouses of owners or mortgagees of apartment units or, in the case of partnership owners or mortgagees, shall be members or employees of such partnership or, in the case of corporate owners or mortgagees, shall be officers, directors, shareholders, employees or agents of such corporations or, in the case of fiduciary owners or mortgagees, shall be the fiduciaries or, in the case of the Sponsor, shall be designees of the Sponsor.

**Section 2. Powers and Duties.** The board of Managers shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things except as by law or by the Declaration or by these By-Laws may not be delegated to the Board of Managers by the unit owners. Such powers and duties of the Board of Managers shall include, but shall not be limited to, the following:

- (a) Operation, care, upkeep and maintenance of the common elements.
- (b) Determination of the common expenses required for the affairs of the Condominium, including, without limitation, the operation and maintenance of the Property.
- (c) Collection of the common charges and expenses from the unit owners.
- (d) Employment and dismissal of the personnel necessary for the maintenance and operation of the common elements.
- (e) Adoption and amendment of rules and regulations covering the details of the operation and use of the Property.

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(f) Opening of bank accounts on behalf of the Condominium and designating the signatories required therefor.

(g) Purchasing or leasing or otherwise acquiring in the name of the Board of Managers, or its designee, corporate or otherwise, on behalf of all unit owners, apartment units offered for sale or lease or surrendered by their owners to the Board of Managers.

(h) Purchasing of apartment units at foreclosure or other judicial sales in the name of the Board of Managers, or its designee, corporation or otherwise, on behalf of all unit owners.

(i) Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of members of the Board of Managers), or otherwise dealing with apartment units acquired by, and subleasing apartment units leased by the Board of Managers or its designee, corporate or otherwise, on behalf of all unit owners.

(j) Organizing corporations to act as designees of the Board of Managers in acquiring title to or leasing of apartment units on behalf of all unit owners.

(k) Leasing of portions of the common elements and granting of licenses for vending and service machines. No portions of the common elements however, may be leased unless at least 75% percent of the first mortgagees (based upon one vote for each mortgage owned) of the condominium unit have given their prior written approval.

(l) Obtaining of insurance for the Property, including the apartment units, pursuant to the provisions of Article V, Section 2 hereof.

(m) Making of repairs, additions and improvements to or alterations of the Property and making of repairs to and restoration of the Property in accordance with the other provisions of these By-Laws after damage or destruction by fire or other casualty, or as a result of condemnation of eminent domain proceedings.

(n) Borrowing money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the common elements; provided, however, that: (i) the consent of at least 66-2/3% in number and in common interest of all unit owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of \$25,000.00 and (ii) no lien to secure repayment of any sum borrowed may be created on any apartment unit or its appurtenance interest in the common elements without the consent of the unit owner; (iii) No liens may be placed or caused to be placed upon the common elements or any part thereof unless at least 75% per cent of the first mortgagees (based upon one vote for each mortgage owned) of the condominium units have given their prior written approval.



If any sum borrowed by the Board of Managers on behalf of the Condominium pursuant to the authority contained in this paragraph (n) is not repaid by the Board, a unit owner who pays to the creditor such proportion thereof as his interest in the common elements bears to the interest of all the unit owners in the common elements shall be entitled to obtain from the creditors a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the unit owner's unit.

Notwithstanding anything to the contrary contained in these By-Laws, so long as the Sponsor or its designee shall continue to own apartment units representing 30% or more in common interest, the Board of Managers may not, without the Sponsor's prior written consent, (i) making any addition, alteration or improvement to the common elements or to any apartment unit or (ii) assess any common charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund in excess of an amount equal to the proportion to the then existing budget which \$1500.00 bears to \$80,004.00, or (iii) hire any employee in addition to the employees, if any, referred to in the Plan of Condominium Ownership or (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the first closing of title to an apartment unit or (v) borrow money on behalf of the Condominium.

**Section 3. Managing Agent and Manager.** The Board of Managers may employ for the Condominium a managing agent and/or a manager at a compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize including, but not limited to the duties listed in subdivisions (a), (c), (d), (k), (l), and (m) of Section 2 of this Article II. The Board of Managers may delegate to the manager or managing agent, all of the powers granted to the Board of Managers by these By-Laws other than the powers set forth in subdivisions (b), (e), (f), (g), (h), (i), (j) and (n) of Section 2 of this Article II.

Any agreement for professional management must be by written contract which does not exceed three (3) years and which is terminable on ninety (90) days written notice.

**Section 4. Election and Term of Office.** Except as provided in Section I of Article III, at the first meeting of the unit owners, the term of office of three members of the Board of Managers shall be fixed at three (3) years, the term of office of three members of the Board of Managers shall be fixed at two (2) years, and the term of office of three members of the Board of Managers shall be fixed at one (1) year. At the expiration of the initial term of office of each respective member of the Board of Managers, his successor shall be elected to serve for a term of three (3) years. The members of the Board of Managers shall hold office until their respective successors shall have been elected by the unit owners.



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**Section 5. Removal of Members of the Board of Managers.** At any regular or special meeting of unit owners, any one or more of the members of the Board of Managers may be removed with or without cause by a majority of the unit owners and a successor may then and there or thereafter be elected to fill the vacancy thus created. Any member of the Board of Managers whose removal has been proposed by the unit owners shall be given an opportunity to be heard at the meeting.

**Section 6. Vacancies.** Vacancies in the Board of Managers caused by any reason other than the removal of a member thereof by a vote of the unit owners, shall be filled by vote of a majority of the remaining members at a special meeting of the Board of Managers held for that purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, and each person so elected shall be a member of the Board of Managers for the remainder of the term of the predecessor member and until a successor shall be elected at the next annual meeting of the unit owners.

**Section 7. Organization Meeting.** The first meeting of the members of the Board of Managers following the annual meeting of the unit owners shall be held within ten (10) days thereafter at such time and place as shall be fixed by a majority of the members of the Board of Managers and no notice shall be necessary to the newly elected members of the Board of Managers in order legally to constitute such meeting, providing a majority of the whole Board of Managers shall be present thereat.

**Section 8. Regular Meetings.** Regular meetings of the Board of Managers may be held at such time and place as shall be determined from time to time by a majority of the members of the Board of Managers, but at least four such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Managers shall be given to each member of the Board of Managers, by mail or telegraph, at least three (3) business days prior to the day named for such meeting.

**Section 9. Special Meetings.** Special meetings of the Board of Managers may be called by the President on three (3) business days' notice to each member of the Board of Managers, given by mail or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Managers shall be called by the President or Secretary in like manner and on like notice on the written request of at least three (3) members of the Board of Managers.

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**Section 10. Waiver of Notice.** Any member of the Board of Managers may, at any time waive notice of any meeting of the Board of Managers in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Managers at any meeting of the Board shall constitute a waiver of notice by him of the time and place thereof. If all the members of the Board of Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

**Section 11. Quorum of Board of Managers.** At all meetings of the Board of Managers, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Managers present at a meeting at which a quorum is present shall constitute the decision of the Board of Managers. If at any meeting of the Board of Managers there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

**Section 12. Fidelity Bonds.** The Board of Managers shall obtain adequate fidelity bonds for all officers and employees of the Condominium and of the managing agent handling or responsible for Condominium funds. The premiums on such bonds shall constitute a common expense.

**Section 13. Compensation.** No member of the Board of Managers shall receive any compensation from the Condominium for acting as such.

**Section 14. Liability of the Board of Managers.** The members of the Board of Managers shall not be liable to the unit owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The unit owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium. It is also intended that the liability of any unit owner arising

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out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the members of the Board of Managers shall be limited to such proportion of the total liability thereunder as his interest in the common elements bears to the interests of all the unit owners in the common elements. Every agreement made by the Board of Managers or by the managing agent or by the manager on behalf of the Condominium shall provide that the members of the Board of Managers, or the managing agent, or the manager, as the case may be, are acting only as agents for the unit owners and shall have no personal liability thereunder (except as unit owners), and that each unit owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest in the common elements bears to the interest of all unit owners in the common elements.

Section 15. Executive Committee. The Board of Managers, may, by resolution duly adopted, appoint an Executive Committee to consist of three (3) or more members of the Board of Managers. Such Executive Committee shall have and may exercise all the powers of the Board of Managers in the management of the business and affairs of the Condominium during the intervals between the meetings of the Board of Managers insofar as may be permitted by law, except that the Executive Committee shall not have power (a) to determine the common charges and expenses required for the affairs of the Condominium, (b) to determine the common charges payable by the unit owners to meet the common charges and expenses of the Condominium, or (c) to adopt or amend the rules and regulations covering the details of the operation and use of the Property.

### ARTICLE III

#### Unit Owners

Section 1. Annual Meetings. The Sponsor will have control of the Board of Managers for one (1) year from the date of the closing of title to the first unit or until the transfer of title to all units, whichever shall first occur. After the transfer of title to all units or the termination of said one year period, the Sponsor shall notify all unit owners that the first meeting shall be held within thirty (30) days thereafter. At such meeting all unit owners including the Sponsor shall elect a new Board. In the event the Sponsor still owns 51% or more of the interest in the common elements, the Sponsor shall continue to control the Board of Managers until the next annual meeting of the unit owners. In no event shall the Sponsor control the Board of Managers for more than two (2) years from the date of the closing of title to the first unit. Annual meetings of the unit owners shall be held on the 15th day of May of each succeeding year, unless such date shall occur on a Saturday or Sunday, in which event the meeting shall be held on the succeeding Monday. At such meetings the Board of Managers shall be elected by ballot of the unit owners in accordance with the requirements of Section 4 of Article II.



of these By-Laws. Notwithstanding any contrary provision of these By-Laws, the Declaration and/or the Plan of Condominium Ownership, so long as the Sponsor of the Condominium or its designee shall continue to own; (i) apartment units representing 30% or more in common interest, the Sponsor or its designee shall have the right to elect three of the nine members of the Board of Managers; (ii) apartment units representing 20% but less than 30% in common interest, the Sponsor or its designee shall have the right to elect two of the nine members of the Board of Managers; (iii) apartment units representing less than 20% in common interest, the Sponsor or its designee shall have the right to elect one of the nine members of the Board of Managers. When the Sponsor or its designee no longer owns any apartment units it shall have no further right to elect any members of the Board of Managers. Members of the Board of Managers elected by the Sponsor or its designee shall serve for a term of one year. All other members of the Board of Managers shall be elected by the unit owners and shall serve for the terms prescribed by these By-Laws. The unit owners may transact such other business at such meetings as may properly come before them.

**Section 2. Place of Meetings.** Meetings of the unit owners shall be held at the principal office of the Condominium or at such other suitable place convenient to the unit owners as may be designated by the Board of Managers.

**Section 3. Special Meetings.** It shall be the duty of the President to call a special meeting of the unit owners if so directed by resolution of the Board of Managers or upon a petition signed and presented to the Secretary by not less than 25% in common interest, in the aggregate, of unit owners. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

**Section 4. Notice of Meetings.** It shall be the duty of the Secretary to mail a notice of each annual or special meeting of the unit owners at least ten but not more than twenty days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each unit owner of record, at the building in which his unit is located or at such other address as such unit owner shall have designated by notice in writing to the Secretary. If the purpose of any meeting shall be to act upon a proposed amendment to the Declaration or to these By-Laws, the notice of meeting shall be mailed at least thirty days prior to such meeting. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice.

**Section 5. Adjournment of Meetings.** If any meeting of unit owners cannot be held because a quorum has not attended, a majority in common interest of the unit owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

**Section 6. Order of Business.** The order of business at all meetings of the unit owners shall be as follows:

- (a) Roll Call.
- (b) Proof of notice of meeting.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of Board of Managers.
- (f) Reports of committees.
- (g) Election of inspectors of election (when so required).
- (h) Election of members of the Board of Managers (when so required).
- (i) Unfinished business.
- (j) New Business.

**Section 7. Title to Apartment Units.** Title to apartment units may be taken in the name of an individual or in the names of two or more persons, as tenants in common or as joint tenants or as tenants by the entirety or in the name of a corporation or partnership, or in the name of a fiduciary.

**Section 8. Voting.** The owner or owners of each apartment unit, or some person designated by such owner or owners to act as proxy on his or their behalf and who need not be an owner, shall be entitled to cast the votes appurtenant to such apartment unit at all meetings of unit owners. The designation of any such proxy shall be made in writing to the Secretary by the owner or owners so designating. Any or all of such owners may be present at any meeting of the unit owners and (those constituting a group acting unanimously) may vote or take any other action as a unit owner



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either in person or by proxy. Each unit owner (including the Sponsor and its designee and the Board of Managers, if the Sponsor or its designee shall then own, or the Board of Managers, or its designee, shall then hold title to one or more apartment units) shall be entitled to cast one vote either in person or by proxy, on all matters put to a vote at all meetings of unit owners. If a unit is owned by more than one person, as joint tenants, tenants by the entirety or as tenants in common, the persons owning such unit shall reach agreement as to the matter voted upon and cast their one vote for their unit. A fiduciary shall be the voting member with respect to any apartment unit owned in a fiduciary capacity.

Section 9. Majority of the Unit Owners. As used in these By-Laws the term "majority of unit owners" shall mean those unit owners having more than 50% of the total authorized votes of all unit owners present in person or by proxy and voting at any meeting of the unit owners, determined in accordance with the provisions of Section 8 of this Article III.

Section 10. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of unit owners having one-third of the total authorized votes of all unit owners shall constitute a quorum at all meetings of the unit owners.

Section 11. Majority Vote. The vote of a majority of unit owners at a meeting at which a quorum shall be present shall be binding upon all unit owners for all purposes except where in the Declaration or these By-Laws or by law, a higher percentage vote is required.

#### ARTICLE IV

##### Officers

Section 1. Designation. The principal officers of the Condominium shall be the President, the First Vice President, the Second Vice President, the Third Vice President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Managers.

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The Board of Managers may appoint an assistant treasurer, and assistant secretary, and such other officers as in its judgment may be necessary. The President and Vice Presidents, but no other officers, need be members of the Board of Managers.

**Section 2. Election of Officers.** The officers of the Condominium shall be elected annually by the Board of Managers at the organization meeting of each new Board of Managers and shall hold office at the pleasure of the Board of Managers.

**Section 3. Removal of Officers.** Upon the affirmative vote of a majority of the members of the Board of Managers, any officer may be removed, either with or without cause, and his successor may be elected at any regular meeting of the Board of Managers, or at any special meeting of the Board of Managers called for such purpose.

**Section 4. President.** The President shall be the chief executive officer of the Condominium. He shall preside at all meetings of the unit owners and of the Board of Managers. He shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including but not limited to the power to appoint committees from among the unit owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Condominium.

**Section 5. Vice Presidents.** The First, Second and Third Vice Presidents, in that order, shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor any of the Vice Presidents is able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President on an interim basis. The Vice Presidents shall also perform such other duties as shall from time to time be imposed upon them by the Board of Managers or by the President.

**Section 6. Secretary.** The Secretary shall keep the minutes of all meetings of the unit owners and of the Board of Managers; he shall have charge of such books and papers as the Board of Managers may direct; and he shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

**Section 7. Treasurer.** The treasurer shall have the responsibility

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for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He shall be responsible for the deposit of all moneys and other valuable effects in the name of the Board of Managers, or the managing agent, in such depositories as may from time to time be designated by the Board of Managers, and he shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 8. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed by any two officers of the Condominium or by such other person or persons as may be designated by the Board of Managers.

Section 9. Compensation of Officers. No officer shall receive any compensation from the Condominium for acting as such.

## ARTICLE V

### Operation of the Property

Section 1. Determination of Common Expenses and Fixing of Common Charges. The Board of Managers shall from time to time, and at least annually, prepare a budget for the Condominium, determine the amount of the common charges payable by the unit owners to meet the common expenses of the Condominium and allocate and assess such common charges and expenses among the unit owners according to their respective common interests. The common expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers pursuant to the provisions of Section 2 of this Article V. The common expenses shall also include such amounts as the Board of Managers may deem proper for the operation and maintenance of the Property, including without limitation an amount for working capital of the Condominium, for a general operating reserve, and to make up any deficit in the common expenses for any prior year. The common expenses must also include such amounts as may be required for the purchase or lease by the Board of Managers or its designee, corporate or otherwise, on behalf of all unit owners, of any apartment unit whose owner has elected to sell or lease such apartment unit or of any apartment unit which is to be sold at a fore-

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closure or other judicial sale. The Board of Managers shall advise all unit owners promptly, in writing, of the amount of common charges and expenses payable by each of them, respectively, as determined by the Board of Managers, as aforesaid, and shall furnish copies of each budget on which such common charges and expenses are based, to all unit owners and to their mortgagees.

**Section 2. Insurance.** The Board of Managers shall be required to obtain and maintain, to the extent obtainable and to the extent determined by the Board of Managers to be appropriate or relevant, the following insurance: (1) fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring the Buildings (including all of the apartment units and the bathroom and kitchen fixtures installed therein on the date of recordation of the Declaration, but not including furniture, furnishings or other personal property supplied or installed by unit owners), together with all service machinery contained therein, and covering the interest of the Condominium, the Board of Managers and all unit owners and their mortgagees as interest may appear, in an amount equal to the full replacement value of the Buildings, without deduction for depreciation; each of said policies shall contain a New York standard mortgagee clause in favor of each mortgagee of an apartment unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; (2) rent insurance covering the rents of the commercial area of the Buildings, if any, and the common charges and expenses payable by the unit owners; (3) workmen's compensation insurance; (4) boiler and machinery insurance; (5) plate glass insurance; (6) water damage insurance; and (7) such other insurance as the Board of Managers may determine. All such policies shall provide that adjustment of loss shall be made by the Board of Managers and that the net proceeds thereof, if \$10,000.00 or less, shall be payable to the Board of Managers and if more than \$10,000.00 shall be payable to the Insurance Trustee.

The amount of fire insurance to be maintained until the first meeting of the Board of Managers following the first annual meeting of the unit owners shall be in at least the sum of \$3,000,000.00.

All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all mortgagees of apartment units.



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Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of apartment units at least ten (10) days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Managers shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the Buildings, including all of the apartment units and all of the common elements therein, without deduction for depreciation, for the purpose of determining the amount of fire insurance to be effected pursuant to this Section.

The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, the managing agent, the manager, and each unit owner. Such public liability coverage shall also cover cross liability claims of one insured against another. The Board of Managers shall review such limits once each year. Until the first meeting of the Board of Managers following the first annual meeting of the unit owners, such public liability insurance shall be in a single limit of \$1,000,000 covering all claims for bodily injury or property damage arising out of any one occurrence.

Unit owners shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Managers shall not be affected or diminished by reason of any such additional insurance carried by any unit owner.

**Section 3. Repair or Reconstruction After Fire or Other Casualty.**  
In the event of damage to or destruction of any of the Buildings or common elements as a result of fire or other casualty, the insurance proceeds, if any, shall be payable to the Board of Managers if they do not exceed \$10,000; and if in excess of \$10,000, then to the Insurance Trustee as the Board of Managers shall select, subject to the reasonable approval of the mortgagee's representative, if any. The Board of Managers shall arrange for the prompt repair and restoration of such Buildings containing the units (including any damaged units, and any kitchen or bathroom fixtures initially installed therein by the Sponsor, but excluding any wall, ceiling or floor decorations or coverings or other furniture, furnishings, fixtures, appliances or equipment installed by unit owners in the units); and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers shall assess all the unit owners for such deficit and for a completion bond for such deficit as part of the common charge, but any such assessment over \$2,500 shall require approval by the mortgagees' representative.

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If there shall have been a repair or restoration pursuant to the first paragraph of this Article, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration, then the excess of such insurance proceeds shall be divided by the Board of Managers, or the Insurance Trustee, as the case may be, among all the unit owners, subject to the rights of holders of mortgages encumbering such units in proportion to their respective common interest after first paying out of the share due each unit owner such amounts as may be required to reduce unpaid liens on such unit in the order of priority of such liens.

If seventy-five (75%) per cent or more of the units are destroyed or substantially damaged as determined by the Board of Managers with the written approval of those mortgagees holding mortgages constituting first liens on 25 or more units, which approval shall not be unreasonably withheld, and seventy-five (75%) percent or more of the unit owners do not duly and promptly resolve to proceed with repair or restoration, the Property shall be subject to an action for partition upon the suit of any unit owner or lienor, as if owned in common, in which event, the net proceeds of sale, together with the net proceeds of insurance policies shall be held in escrow by the Board of Managers or the Insurance Trustee, as the case may be, to be divided among all unit owners, subject to the rights of holders of mortgages encumbering such units, in proportion to their respective common interests after first applying the share of the net proceeds of such sale otherwise payable to any unit owner to the payment of any liens on his unit, in the order of the priority of such liens.

Wherever in this Article the words "promptly repair" are used, it shall mean repairs are to begin not more than sixty (60) days from the date the Insurance Trustee notifies the Board of Managers and the unit owners that it holds proceeds of insurance sufficient to pay the estimated costs of such work; or not more than ninety (90) days after the Insurance Trustee notifies the Board of Managers and the unit owners that such funds are insufficient to pay said estimated costs and advises them of the amount of the required completion bond, if necessary, or in the event there is no Insurance Trustee, not more than sixty (60) days from the date of receipt of insurance funds on account of such damage or destruction, and wherever the words "promptly resolve" are used, it shall also mean not more than sixty (60) days from the date of receipt of said insurance funds.

Unless at least 75% of the first mortgagees (based upon one vote for each first mortgage owned) of condominium units have given their prior written approval, the Condominium Owners Association, shall not be entitled to use hazard insurance proceeds for losses to any condominium property (whether to units or to common elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the units and/or common elements of the condominium project.

Section 4. Payment of Common Charges. All unit owners shall be obligated to pay the common charges assessed by the Board of Managers pursuant to the provisions of Section 1 of this Article V at such time or times as the Board of Managers shall determine.

No unit owner shall be liable for the payment of any part of the common charges assessed against his apartment unit subsequent to a sale, transfer or other conveyance by him (made in accordance with the provisions of Section 1 of Article VII of these By-Laws) of such apartment unit, together with the Appurtenant Interests, as defined in Section 1 of Article VII hereof. In addition, any unit owner may, subject to the terms and conditions specified in these By-Laws, provided that his apartment unit is free and clear of liens and encumbrances other than a permissible mortgage and the statutory lien for



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unpaid common charges, convey his apartment unit, together with the Appurtenant Interests to the Board of Managers, or its designee, corporation or otherwise, on behalf of all other unit owners, and in such event be exempt from common charges thereafter assessed. A purchaser of an apartment unit shall be liable for the payment of common charges assessed against such apartment unit prior to the acquisition by him of such apartment unit, except that a mortgagee or other purchaser of an apartment unit at a foreclosure sale of such apartment unit shall not be liable for and such apartment unit shall not be subject to a lien for the payment of common charges assessed prior to the foreclosure sale.

**Section 5. Collection of Assessments.** The Board of Managers shall assess common charges against the unit owners from time to time and at least annually and shall take prompt action to collect any common charge due from any unit owner which remains unpaid for more than 30 days from the due date for payment thereof.

**Section 6. Default in Payment of Common Charges.** In the event of default by any unit owner in paying to the Board of Managers the common charges as determined by the Board of Managers, such unit owner shall be obligated to pay interest at the legal rate on such common charges from the due date thereof, together with all expenses, including attorneys' fees, incurred by the Board of Managers in any proceeding brought to collect such unpaid common charges. The Board of Managers shall have the right and duty to attempt to recover such common charges, together with interest thereon and the expenses of the proceeding, including attorneys' fees, in an action to recover the same brought against such unit owner, or by foreclosure of the lien on such apartment unit granted by Section 339-z of the Real Property Law of the State of New York, in the manner provided in Section 339-aa thereof.

**Section 7. Foreclosure of Liens for Unpaid Common Charges.** In any action brought by the Board of Managers to foreclose a lien on an apartment unit because of unpaid common charges, the unit owner shall be required to pay a reasonable rental for the use of his apartment unit and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Board of Managers, acting on behalf of all unit owners, shall have power to purchase such apartment unit at the foreclosure sale and to acquire, hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the same. A suit to recover a money judgment for unpaid common charges shall be maintainable without foreclosing or waiving the lien securing the same.

**Section 8. Statement of Common Charges.** The Board of Managers (a) shall promptly provide any unit owner or mortgagee so requesting the same in writing, with a written statement of all unpaid common charges due from such unit owner, and (b) shall notify the mortgagee of unit, in writing, of all common charges due from the unit owner when such charges become 30 days overdue.

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**Section 9. Abatement and Enjoinment of Violations by Unit Owners.**

The violations of any rule or regulation adopted by the Board of Managers, or the breach of any By-Law contained herein, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to any other rights set forth in these By-Laws: (a) to enter the apartment unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Managers shall not thereby be deemed guilty in any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

**Section 10. Maintenance and Repair.** (a) All maintenance of and repairs to any apartment unit and any common elements exclusive thereto, structural or non-structural, ordinary or extraordinary (other than maintenance of and repairs to any common elements contained therein and not necessitated by the negligence, misuse or neglect of the owner of such apartment unit) shall be made by the owner of such apartment unit. Each unit owner shall be responsible for all damages to any and all other apartment units and/or to the common elements that his failure so to do may engender.

(b) All maintenance, repairs and replacements to the common elements (other than the limited common elements exclusive to particular units), whether located inside or outside of the apartment units (unless necessitated by the negligence, misuse or neglect of a unit owner, in which case such expense shall be charged to such unit owner), shall be made by the Board of Managers and be charged to all the unit owners as a common expense.

**Section 11. Restrictions on Use of Apartment Units.** In order to provide for congenial occupancy of the Property and for the protection of the values of the apartment units, the use of the Property shall be restricted to and shall be in accordance with the following provisions:

(a) The apartment units shall be used for residences only and except upon the prior written consent of the Board of Managers, occupants of an apartment unit must be members of the family of the unit owner or approved lessee (or if the unit owner or approved lessee is a partnership, a corporation or a trust, members of the family of a partner or of an officer, director, shareholder or employee of the corporation or of the beneficiary of the trust, (as the case may be), but not more than one family may occupy a unit at one time nor may any unit initially be occupied by more than three (3) persons (including children) at any time. "Members of the family" as used herein shall be deemed to mean spouse, parents, parents-in-law, brothers, sisters, children and grandchildren.

(b) The common elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited and capable and which are incident to the use and occupancy of apartment units.

(c) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or occupants or which interferes with the peaceful possession or proper use of the Property by its residents or occupants.

(d) No immoral, improper, offensive, or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be complied with by and at the sole expense of the unit owners or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.

(e) No portion of an apartment unit (other than the entire apartment unit) may be rented, and no transient tenants may be accommodated therein.

(f) No pets will be permitted in the apartment units.

Section 12. Additions, Alterations or Improvements by Board of Managers. Whenever in the judgment of the Board of Managers the common elements shall require additions, alteration or improvements costing in excess of \$2,500, and the making of such additions, alterations or improvements shall have been approved by 50% in number and in common interest of the unit owners present in person and/or by proxy and voting at a meeting duly held in accordance with these By-Laws, and by the representative or representatives, if any, appointed pursuant to Section 5 of Article VI hereof by the holders of mortgages constituting first liens upon units, the Board of Managers shall assess all unit owners for the cost thereof as a common charge. Any additions, alterations or improvements costing \$2,500 or less may be made by the Board of Managers without approval of the unit owners, or the representative or representatives, if any, of mortgagees of units and the cost thereof (unless paid from the Reserve Fund supplied by the Sponsor in accordance with the Plan of Condominium Ownership) shall constitute part of the common expenses.

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**Section 13. Additions, Alterations or Improvements by Unit Owners.** No unit owner shall install any appliance or make any structural addition, alteration or improvement in or to his apartment unit, without the prior written consent thereto of the Board of Managers. The Board of Managers shall have the obligation to answer any written request by a unit owner for approval of a proposed installation or structural addition, alteration or improvement in such unit owner's apartment unit within thirty (30) days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Managers to the proposed installation, addition, alteration or improvement. Any application to any governmental authority for a permit to make an installation, addition, alteration or improvement in or to any apartment unit shall be executed by the Board of Managers only, without, however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor, material man, architect or engineer on account of such installation, addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The provisions of this Section 14 shall not apply to an apartment unit owned by the Sponsor or its designee until a deed to such unit has been delivered to a purchaser thereof.

The Board of Managers will execute any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any such installation or structural addition, alteration or improvement made by the Sponsor or its designee to any apartment unit, provided, however, that neither the Board of Managers nor the unit owners shall be subjected to any expense or liability by virtue of the execution of the application or such other document.

No unit may be physically partitioned or subdivided and any addition, alteration or improvement to an apartment unit shall be subject to the terms of the mortgage of such unit.

**Section 14. Use of Common Elements and Facilities.** (a) A unit owner shall not place or cause to be placed in the common areas or common facilities, other than the areas designated as storage areas, any furniture, packages or objects of any kind. The public halls and stairways shall be used for no purpose other than for normal transit through them.

(b) Unit owners shall require their tradesmen to utilize exclusively the entrances designated by the Board of Managers for transporting packages, merchandise or any other objects.

(c) The common elements and facilities shall be used only for those purposes for which they are reasonably suited and capable.



**Section 15. Right of Access.** A unit owner shall grant a right of access to his apartment unit to the manager and/or the managing agent and/or any other person authorized by the Board of Managers, the manager or the managing agent, for the purpose of making inspections or for the purpose of correcting any condition originating in his apartment unit and threatening another apartment unit or a common element, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other common elements in his apartment unit or elsewhere in the Building or to correct any condition which violates the provisions of any mortgage covering another apartment unit, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the unit owner. In case of an emergency, such right of entry shall be immediate, whether the unit owner is present at the time or not.

**Section 16. Rules of Conduct.** Rules and regulations concerning the use of the apartment units and the common elements may be promulgated and amended by the Board of Managers. Copies of such rules and regulations shall be furnished by the Board of Managers to each unit owner prior to the time when the same shall become effective. Initial rules and regulations, which shall be effective until amended by the Board of Managers, are annexed hereto and made a part hereof.

**Section 17. Heating and Cooking Gas.** Gas for heating, hot water and cooking and all other purposes shall be supplied to all of the apartment units and common elements through one or more building meters and the Board of Managers shall pay, as a common expense, all charges for gas consumed on the property including gas used within the apartment units.

**Section 18. Water Charges and Sewer Rents.** Water shall be supplied to all of the apartment units and the common elements through one or more Building meters and the Board of Managers shall pay, as a common expense, all charges for water consumed on the Property, including the apartment units. There are no separate sewer rents. All sewerage charges are included in the State, County and Town Tax bills for the premises.

Section 19. Electricity. Electricity shall be supplied to each apartment unit in each Building through separate meters and the bills for the same shall be paid by each unit owner. Electricity used in the common areas shall be paid for by the Board of Managers.

## ARTICLE VI

### Mortgages

Section 1. Notice to Board of Managers. A unit owner who mortgages his apartment unit shall notify the Board of Managers of the name and address of his mortgagee and shall file a conformed copy of the note and mortgage with the Board of Managers; The Board of Managers shall maintain such information in a book entitled "Mortgages of Apartment Units".

Section 2. Notice of Unpaid Common Charges or Other Default. The Board of Managers, whenever so requested in writing by a mortgagee of an apartment unit, shall promptly report any then unpaid common charges due from or any other default by the owner of the mortgaged apartment unit.

Section 3. Notice of Default. The Board of Managers, when giving notice to a unit owner of a default in paying common charges or other default, shall send a copy of such notice to each holder of a mortgage covering such apartment unit whose name and address has theretofore been furnished to the Board of Managers.

Section 4. Examination of Books. Each unit owner and each mortgagee of an apartment unit shall be permitted to examine the books of account of the Condominium at reasonable times, on business days, but not more often than once a month.

Section 5. Representative of Mortgagees. A majority of the holders of mortgages constituting first liens on the units (based upon one vote for each first mortgage owned) may, at their election, appoint one or more (but not more than three) representatives who shall be empowered to act on behalf of all mortgagees (first or subordinate) with respect to any matter requiring the consent or approval of mortgagees under the Declaration and these By-Laws. If such representative or representatives are appointed and notice thereof given to the Board of Managers the act of such representative or representatives shall be deemed binding upon the holders of all mortgages which shall be liens on units. In the absence of such appointment and notice no matter requiring the consent or approval of mortgagees under the Declaration and these By-Laws shall be undertaken unless at least 75% of the first mortgagees (based upon one vote for each first mortgage owned) of condominium units have given their prior written approval.



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## ARTICLE VII

## Sales, Leases and Mortgages of Units

Section 1. Sales and Leases. (a) No apartment unit owner may sell his unit or any interest therein except by complying with the following provisions:

Any apartment unit owner who receives a bona fide offer (hereinafter called an "Outside Offer") for the sale of his unit together with: (i) the undivided interest in the common elements appurtenant thereto; (ii) the interest of such unit owner in any units theretofore acquired by the Board of Managers, or its designee, on behalf of all unit owners, or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such unit owner in any other assets of the Condominium (hereinafter collectively called the "Appurtenant Interest"), which he intends to accept, shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser, the terms of the proposed transaction and such other information as the Board of Managers may reasonably require, and shall offer to sell such apartment unit, together with the Appurtenant Interests, to the Board of Managers or its designee, corporate or otherwise, on behalf of the owners of all other units, on the same terms and conditions as contained in such Outside Offer. The giving of such notice shall constitute a warranty and representation by the unit owner who has received such offer, to the Board of Managers on behalf of the other unit owners, that such unit owner believes the Outside Offer to be bona fide in all respects. Within thirty days after receipt of such notice the Board of Managers may elect, by notice to such unit owner, to purchase such apartment unit, together with the Appurtenant Interest (or to cause the same to be purchased by its designee, corporate or otherwise), on behalf of all other unit owners, on the same terms and conditions as contained in the Outside Offer and as stated in the notice from the offering unit owner. In the event the Board of Managers shall elect to purchase such apartment unit together with the Appurtenant Interests, or to cause the same to be purchased by its designee, corporate or otherwise, title shall close at the office of the attorneys for the Condominium forty-five (45) days after the giving of notice by the Board of Managers of its election to accept such offer. At the closing, the unit owner shall convey the apartment unit to the Board of Managers or to its designee, on behalf of all other unit owners, by deed in the form required by Section 339-o of the Real Property Law of the State of New York, with all transfer stamps affixed, and shall pay any transfer taxes and other taxes arising out of such sale. Real estate taxes, mortgage interest and common charges and expenses shall be apportioned between the unit owner and the Board of Managers, or its designee, as of the closing date. If the Board of Managers or its designee shall fail to accept such offer within thirty days as aforesaid, the offering unit owner shall be free to contract to sell such apartment unit, together with the Appurtenant Interests, within sixty days after the expiration of the period in which the Board of Managers

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its designee might have accepted such offer, to the Outside Offeror, on the terms and conditions set forth in the notice from the offering unit owner to the Board of Managers of such Outside Offer. Any such deed to an Outside Offeror shall provide that the acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, the By-Laws and the Rules and Regulations, as the same may be amended from time to time. In the event the offering unit owner shall not, within such 60 day period, contract to sell such apartment unit, together with the Appurtenant Interests, to the Outside Offeror on the terms and conditions contained in the Outside Offer, or if the unit owner shall so contract to sell his apartment unit within such sixty day period, but such sale shall not be consummated pursuant to the terms of such contract, then should such offering unit owner thereafter elect to sell such apartment unit, together with the Appurtenant Interest, to the same or another Outside Offeror on the same or other terms and conditions, the offering unit owner shall be required to again comply with all of the terms and provisions of this Section 1 of this Article VII.

Any purported sale of a unit in violation of this Section shall be voidable at the election of the Board of Managers.

(b) No apartment unit owner may lease his apartment unit except by complying with the following provisions:

Any apartment unit owner who receives a bona fide offer for a lease of his apartment unit which he intends to accept shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed lessee, the terms of the proposed lease, references, and such other information as the Board of Managers may reasonably require. The Board of Managers shall from time to time prescribe a form upon which the aforesaid information shall be listed. No such lease of the apartment unit shall be made without the prior written consent thereto of the Board of Managers. The Board of Managers shall, within 30 days after receipt of a fully completed application form, advise the apartment unit owner in writing of its consent or refusal to consent, and failure to so advise the unit owner within said period shall be deemed a consent to the said lease. In the event the Board of Managers consents to the proposed lease, the offering unit owner shall be free to lease such apartment unit to the lessee named in said notice upon the terms and conditions set forth therein. The consent of the Board of Managers to a lease shall not in anywise be construed to relieve the apartment unit owner from obtaining the consent of the Board of Managers to another lease and a unit owner who subsequently desires to lease such apartment unit shall be required again to comply with all the terms and provisions of this Section 2 of Article VII. Any such lease shall be consistent with these By-Laws and

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shall provide that it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Managers, that the tenant shall not sublet the demised premises, or any part thereof, with the prior consent in writing of the Board of Managers, that the Board of Managers shall have power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder, in the event of default by the tenant in the performance of such lease, and that the Board of Managers shall have the right to terminate the lease on not less than 30 days' prior written notice upon foreclosure of the lien granted by Section 339-z of the Real Property Law of the State of New York; Unless waived in writing, the form of any such lease must receive the prior written approval of the Board of Managers.

Any purported lease of an apartment unit in violation of this Section shall be voidable at the election of the Board of Managers.

**Section 2. Consent of Unit Owners to Purchase of Apartment Units by Board of Managers.** The Board of Managers shall not exercise any option hereinabove set forth to purchase any apartment unit without the prior approval of a majority of the unit owners.

**Section 3. No Severance of Ownership.** No unit owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to his apartment unit without including therein the Appurtenant Interest, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one or more of such interest, without including all such interests, shall be deemed and taken to include the interest or interests omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interest of any apartment unit may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the apartment unit to which such interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the Appurtenant Interests of all apartment units.

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**Section 4. Release by Board of Managers of Right of First Refusal.** The right of first refusal contained in Section 1 of this Article VII may be released or waived by the Board of Managers, in which event the apartment unit together with the Appurtenant Interests, may be sold or conveyed, free and clear of the provisions of such section.

**Section 5. Certificate of Termination of Right of First Refusal.** A certificate, executed and acknowledged by the Secretary of the Condominium, stating that the provisions of Section 1 of this Article VII have been met by a unit owner, or have been duly waived by the Board of Managers, and that the rights of the Board of Managers thereunder have terminated, shall be conclusive upon the Board of Managers and the unit owners in favor of all persons who rely thereon in good faith. Such certificate shall be furnished to any unit owner who has in fact complied with the provisions of Section 1 of this Article VII or in respect to whom the provisions of such section have been waived upon request.

**Section 6. Financing of Purchase of Apartment Units by Board of Managers.** Acquisition of apartment units by the Board of Managers, or its designee, on behalf of all unit owners, may be made from the working capital and common charges in the hands of the Board of Managers, or if such funds are insufficient, the Board of Managers may levy an assessment against each unit owner in proportion to his ownership in the common elements, as a common charge, which assessment shall be enforceable in the same manner as provided in Section 6 and 7 of Article V, or the Board of Managers, in its discretion, may borrow money to finance the acquisition of such apartment unit provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the apartment unit, together with the Appurtenant Interest, so to be acquired by the Board of Managers.

**Section 7. Exception.** The provisions of Section 1 of this Article VII shall not apply with respect to (a) any sale or conveyance by a unit owner of his apartment unit, together with the Appurtenant Interests, to his spouse or to any of his adult children or to his parent or parents or to his brothers or sisters, or any one or more of them, or (b) a sale or lease of an apartment unit owned by the Sponsor or a designee of the Sponsor, or (c) the acquisition, sale or lease of an apartment unit, together with the Appurtenant Interests, by a mortgagee herein authorized who shall acquire title to such unit by purchase, foreclosure, deed in lieu of foreclosure, or otherwise.



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**Section 8. Gifts and Devises, etc.** Any unit owner shall be free to convey or transfer his apartment unit by gift or to devise his apartment unit by will, or to pass the same by intestacy, without restriction.

**Section 9. Waiver of Right of Partition with Respect to Such Apartment Units as Are Acquired by the Board of Managers, Or Its Designee, on Behalf of All Unit Owners as Tenants in Common.** In the event that an apartment unit shall be acquired by the Board of Managers, or its designee, on behalf of all unit owners as tenants in common, all such unit owners shall be deemed to have waived all rights of partition with respect to such apartment unit and if the Board should so elect, the unit owner shall be deemed to have authorized and empowered the Board of Managers to institute legal proceedings to evict the purported tenant in the name of the said unit owner as the purported landlord.

**Section 10. Payment of Assessments.** No unit owner shall be permitted to convey, mortgage, pledge, hypothecate, sell or lease his apartment unit unless and until he shall have paid in full to the Board of Managers all unpaid common charges and expenses theretofore assessed by the Board of Managers against his apartment unit and until he shall have satisfied all unpaid liens against such apartment unit, except permitted mortgages.

**Section 11. Mortgage of Units.** Each unit owner shall have the right to mortgage his unit without restriction provided that any such mortgage shall be substantially in the form of the New York statutory form of mortgage, except for such changes or additions as may be necessary in order to permit a particular bank, trust company, insurance company, savings and loan association or other institutional lender to make the mortgage loan.

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## ARTICLE VIII

## Condemnation

Section 1. Condemnation. In the event of a taking in condemnation or by eminent domain of part or all of the common elements, the award made for such taking shall be payable to the Board of Managers if the award does not exceed \$10,000.00 and shall be payable to the Insurance Trustee if it exceeds \$10,000.00, and notice of such payment shall be forwarded to all first mortgagees. The Board of Managers shall arrange for repair and restoration of such common elements, and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse any proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. If there shall be a surplus of such proceeds, or if the Board of Managers shall elect not to repair or restore the common elements, then the proceeds shall be distributed in the same manner as insurance proceeds under Section 3 of Article V. In the event that the condemnation award shall exceed \$50,000.00, and seventy-five (75%) percent or more of the units owners do not duly and promptly approve the repair and restoration of such common elements, the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the net proceeds of such award in the same manner as they are required to distribute insurance proceeds where there is no repair or restoration of the damage. As used in this Section, the words "promptly approve" shall mean not more than sixty (60) days from the date of such taking.

## ARTICLE IX

## Records

Section 1. Records and Audits. The Board of Managers or the managing agent shall keep detailed records of the actions of the Board of Managers, minutes of the meeting of the unit owners, and financial records and books of account of the Condominium, including a chronological listing of receipts and expenditures, as well as a separate account for each apartment unit which, among other things, shall contain the amount of each assessment of common charges against such apartment unit, the date when due, the amounts paid thereon, and the balance remaining unpaid. An annual report of the receipts and expenditures of the Condominium audited by an independent certified public accountant, shall be rendered by the Board of Managers to all unit owners and to all mortgagees of apartment units who have requested same, promptly after the end of each fiscal year. The cost of such report shall be paid by the Board of Managers as a common expense.



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**ARTICLE X****Miscellaneous**

**Section 1. Notices.** All notices hereunder shall be sent by registered or certified mail to the Board of Managers, c/o the managing agent, or if there be no managing agent, to the office of the Board of Managers or to such other address as the Board of Managers may hereafter designate from time to time, by notice in writing to all unit owners and to all mortgagees of apartment units. All notices to any unit owner shall be sent by registered or certified mail to the Building in which the unit is located or to such other address as may have been designated by him from time to time, in writing, to the Board of Managers. All notices to mortgagees of apartment units shall be sent by registered or certified mail to their respective addresses, as designated by them from time to time, in writing, to the Board of Managers. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received.

**Section 2. Invalidity.** The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these By-Laws.

**Section 3. Captions.** The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws, or the intent of any provision thereof.

**Section 4. Gender.** The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

**Section 5. Waiver.** No restriction, condition, obligation, or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

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## ARTICLE XI

## Amendments to By-Laws

Section 1. Amendments to By-Laws. Except as hereinafter provided otherwise, these By-Laws may be modified or amended by the vote of 66-2/3% in number and in common interest of all unit owners at a meeting of unit owners duly held for such purpose, but only with the written approval of the representative or representatives, if any, appointed pursuant to Section 5 of Article VI hereof by the holders of mortgages constituting first liens on units. Section 1 of Article III, insofar as it provides that the Sponsor or its designee, so long as it is the owner of apartment units, shall be entitled to elect specified numbers of members of the Board of Managers, Section 2 of Article II, insofar as it provides that the Board of Managers may not exercise certain powers without the Sponsor's prior written consent so long as the Sponsor or its designee shall continue to own apartment units representing 40% or more in common interest, Section 8 of Article III, insofar as it provides that the Sponsor, or its designee, so long as it is the owner of apartment units, may vote the votes appurtenant thereto, Section 14 of Article V, insofar as it provides that the provisions of such Section shall not apply to any units owned by the Sponsor or its designee, Section 1 of Article VII, insofar as it provides for a right of first refusal of the Board of Managers, Section 7 of Article VII insofar as it provides that the provisions of Section 1 of such Article shall not apply with respect to a sale or lease of an apartment unit owned by the Sponsor or its designee, and this Section 1 of Article XI, however, may not be amended without the consent in writing of the Sponsor or its designee so long as the Sponsor or its designee shall be the owner of one or more apartment units. Notwithstanding anything to the contrary herein contained, no provision of these By-Laws relating to the use of the units may be amended without the consent of every unit owner affected by such amendment, and the consent of at least 75% of the first mortgagees (based upon one vote for each first mortgage owned) of condominium units.

## ARTICLE XII

## Conflicts

Section 1. Conflicts. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said statute or of the Declaration, the provisions of said statute or of the Declaration, as the case may be, shall control.

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**RULES AND REGULATIONS FOR THE  
NORMANDY VILLAGE CONDOMINIUM**

One. The sidewalks, entrances, passages, courts, public halls, corridors and stairways of the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the apartment units.

Two: No article shall be placed in any of the halls or on any of the staircase or fire tower landings, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors or windows or placed upon the window sills of any Building.

Three: Children shall not play in the public halls or any other public areas of any Building, or any of the exterior landscaped areas.

Four: No public hall or other public area of any Building shall be decorated or furnished by any unit owner in any manner.

Five. Each unit owner shall keep his apartment unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.

Six. No shades, venetian blinds, awnings or window guards shall be used in or about any apartment unit except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent, or the manager.

Seven. No awning or radio or television aerial shall be attached to or hung from the exterior of any Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any Building except such as shall have been approved in writing by the Board of Managers or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the manager; nor shall anything be projected from any window of any Building without similar approval.

Eight. No ventilator, air conditioning unit, washing machine or other appliance shall be installed in any apartment unit without the prior written approval of the Board of Managers or the managing agent or the manager as to the type, location and manner of installation of such appliance, which approval may be granted or refused in the sole discretion of the Board of Managers or the managing agent or the manager. Each unit owner shall

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keep any such approved appliance which protrudes from the window of the apartment unit in good appearance and mechanical repair. No unit owner shall permit any such approved appliance to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts or conveniences of any other occupant of the Building. If any approved appliance which protrudes from the window of the apartment unit shall become rusty or discolored, the unit owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Managers for the Building and if the unit owner shall fail to keep such approved appliance in good order and repair and properly painted, the Board of Managers or the managing agent or the manager, in their discretion, may remove such appliance from the window, charging the cost of removal to the unit owner, and the appliance shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Managers.

Nine. All radio, television or other electrical equipment of any kind or nature installed or used in each apartment unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit owner's apartment unit.

Ten. Velocipedes, bicycles, scooters and similar vehicles shall be taken into or from any Building only through the entrance designated by the Board of Managers or the managing agent or the manager for that purpose, and no baby carriages or any of the above mentioned vehicles shall be allowed to stand in the public halls or other public areas of any Building.

Eleven. No unit owner shall make or permit any disturbing noises in any Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such owner's apartment unit between the hours of twelve o'clock midnight and the following seven o'clock A. M., if the same shall disturb or annoy the other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten P. M. and the following nine A. M.

Twelve. No bird, reptile or animal shall be permitted, kept or harbored in any Building.



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Thirteen. All refuse shall be deposited in dumpsters maintained on the premises and no part of the common elements including the parking areas shall be littered in any way.

Fourteen. Water-closets and other water apparatus in the Buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in an apartment unit shall be repaired and paid for by the owner of such apartment unit.

Fifteen. No occupants of the Buildings shall send any employee of the Board of Managers or of the managing agent out of the Buildings on any private business.

Sixteen. The agents of the Board of Managers or the managing agent, and any contractor or workman authorized by the Board of Managers or the managing agent or the manager, may enter any room or apartment unit in the Buildings at any reasonable hour of the day for the purpose of inspecting such apartment unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

Seventeen. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

Eighteen. The Board of Managers or the managing agent or the manager may retain a pass-key to each apartment unit. The unit owner shall not alter any lock or install a new lock on any door leading to his apartment unit without the written consent of the Board of Managers or the managing agent or the manager. If such consent is given, the Board of Managers or the managing agent or the manager shall be provided with a key.

Nineteen. The unit owner shall use no more than one (1) parking space in the area provided. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Building by another vehicle. No vehicle belonging to unit owners or members of their families, guests, tenants or employees, shall be parked elsewhere upon the premises whether in driveway areas or otherwise.

Twenty. The Board of Managers or the managing agent or the manager may from time to time curtail or relocate any space devoted to storage or service purposes in the basement of any Building.

Twenty-One. Complaints regarding the service to any Building shall be made in writing to the Board of Managers or to the managing agent or to the manager.

Twenty-Two. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

Twenty-Three. The laundry and drying apparatus in the laundry rooms in the Buildings, if any, shall be used in such manner and at such times as the Board of Managers or the managing agent or the manager may direct. Clothes and other articles shall not be dried or aired on the roof of any Building.

Twenty-Four. No garbage cans, ice, milk bottles, mats or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, or placed upon the window sills. Nor shall any liens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows or doors.

Twenty-Five. Unit owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Building.

Twenty-Six. Unit owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their apartment units.

Twenty-Seven. No unit owner or any of his agents, servants employees, licensees or visitors shall at any time bring into or keep in his apartment unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

Twenty-Eight. If any key or keys are entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers or of the managing agent, whether for such unit owner's apartment unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner; and neither the Board of Managers nor the managing agent nor the manager shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.



Twenty-Nine. Unit owners shall at all times, keep the floors of their units reasonably covered with rugs, carpets, matting or similar materials to prevent unnecessary noise. At least seventy (70%) percent of the floor space in the apartment excluding kitchen and bathroom areas must be so covered, and such coverage is required within ninety (90) days after taking possession of the unit.

Thirty. All units shall be for residential use only.

Thirty-One. As to units having balconies, such balconies must be free of all objects except at such times as the balconies are physically occupied by the unit owners or their families or guests. No objects may be maintained on the balconies at any time which might constitute a hazard in any way and it shall be the duty of the unit owner to keep the surfaces of the balcony clean and in good repair.

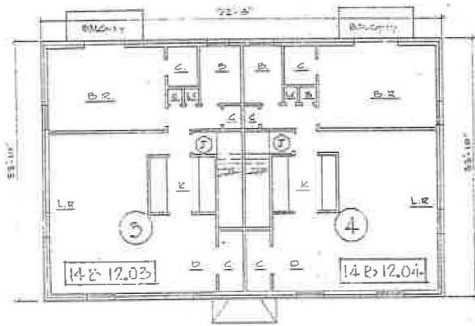
Thirty-Two. The foregoing rules and regulations are for the safety, care and cleanliness of the Buildings and the comfort and quiet enjoyment of the units by all occupants.

The Floor Plans referred to in the Declaration were or will be filed in the Office of the County Clerk, Rockland County, New York.

RECORDED DEC 11 1975 11:30 A.M.  
*August H. Hauser*, CLERK

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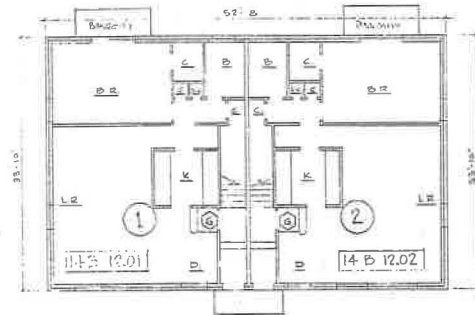




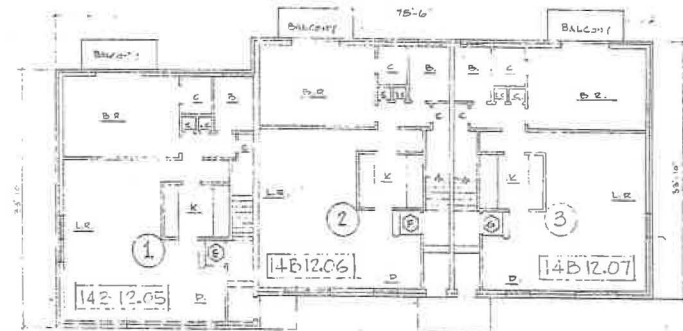
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SECOND FLOOR PLAN BLDG ②



FIRST FLOOR PLAN BLDG ①



FIRST FLOOR PLAN BLDG ②

- LEGEND
- ③ APARTMENT TYPE
  - ① APARTMENT NO.

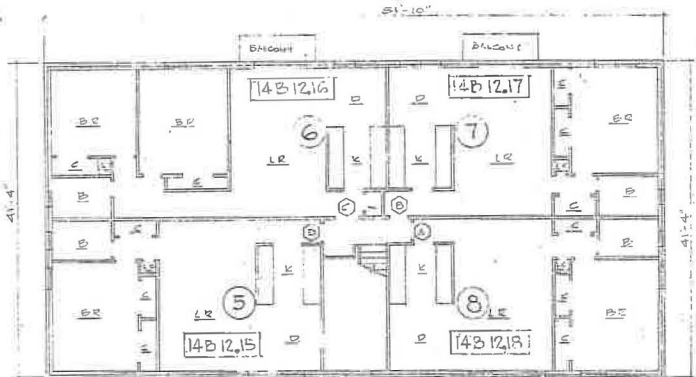
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FRONT LOT MAP 11 BUSH & LOT 12  
TOWN OF CLAMATO IN, ROCKLAND COUNTY, N.Y.

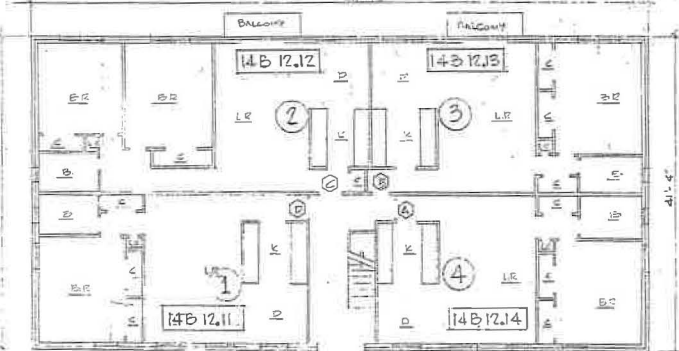


NORMANDY VILLAGE MARKET, CLAMATO TWP., N.Y.  
**martin, gebhardt & dipolito**  
**ARCHITECTS**  
planners designers

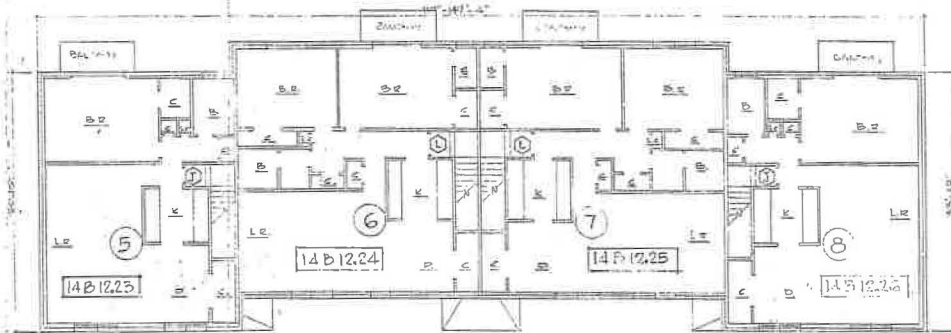
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Robert F. Gebhardt, R.A., A.I.A. N.Y. Reg. No. C3155	Edward M. Dipolito, R.A., A.I.A. N.Y. Reg. No. C1882	DATE 12-78	SHEET NO. 3-27-78 1



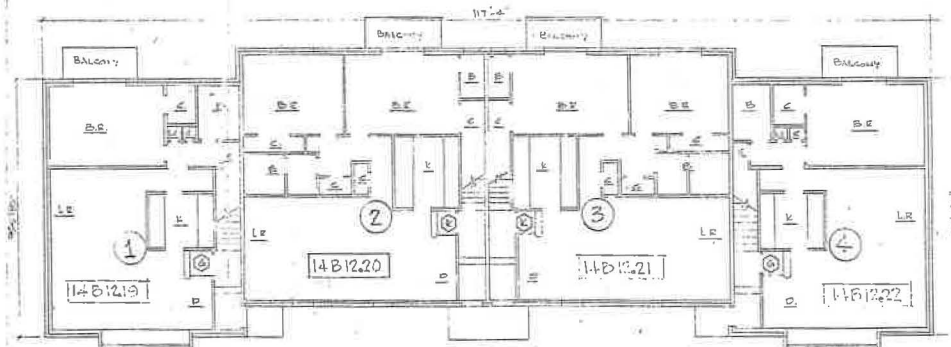
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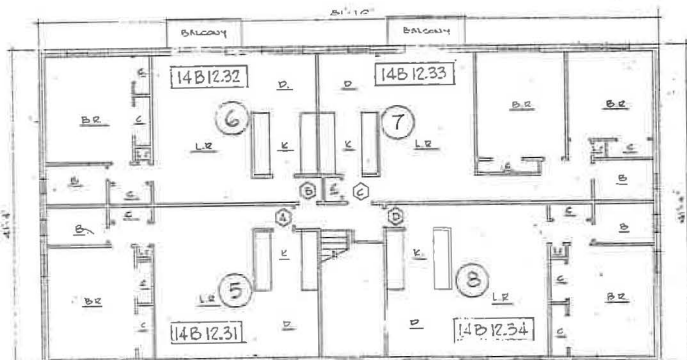
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- MAP REF. TAX LOT NO.



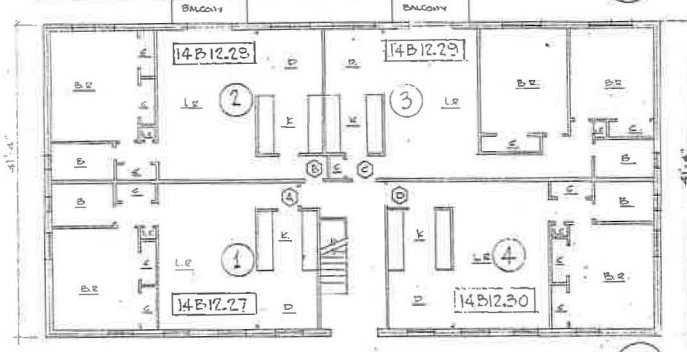
FACILITY LOT MAP 14 BLOCK 10  
TOWN OF CLARKSTOWN, ROCKLAND COUNTY, N.Y.

NORMANDY VILLAGE, MANHATTAN, CLARKSTOWN, TINSLEY  
**martin, gebhardt & dipacola**  
**ARCHITECTS**  
 planners designers

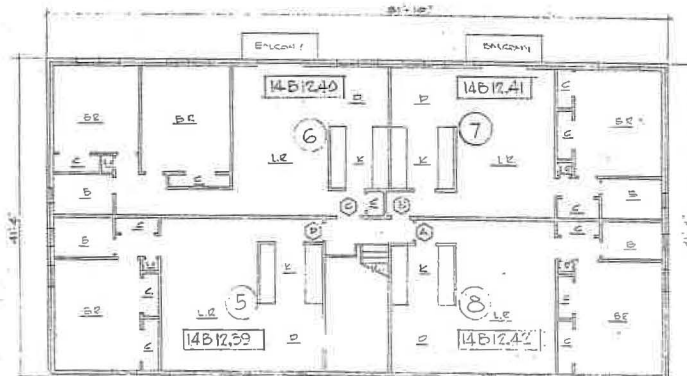
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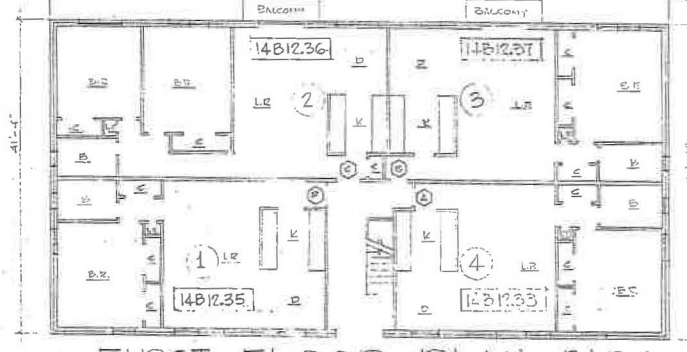
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FIRST FLOOR PLAN BLDG 5



SECOND FLOOR PLAN BLDG 6



FIRST FLOOR PLAN BLDG 6

**LEGEND**

- (A) APARTMENT TYPE
- (1) APARTMENT NO.

MAP BLDG TAX LOT NO.

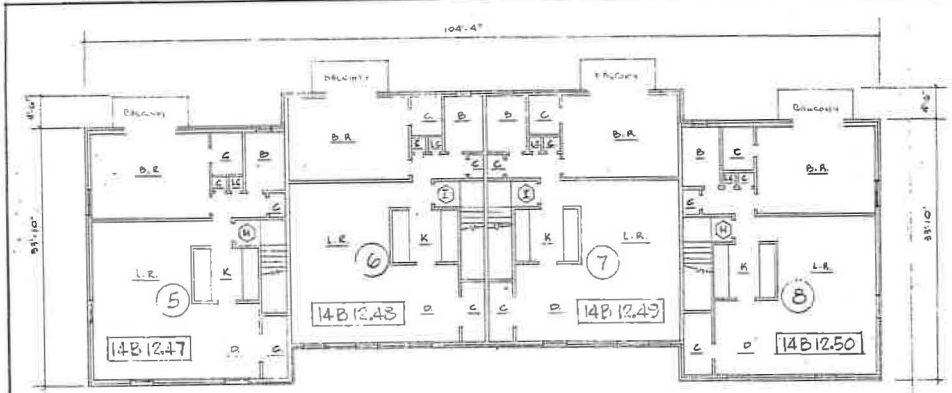
PARENT LOT MAP 14 BLOCK B LOT 12  
TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NY



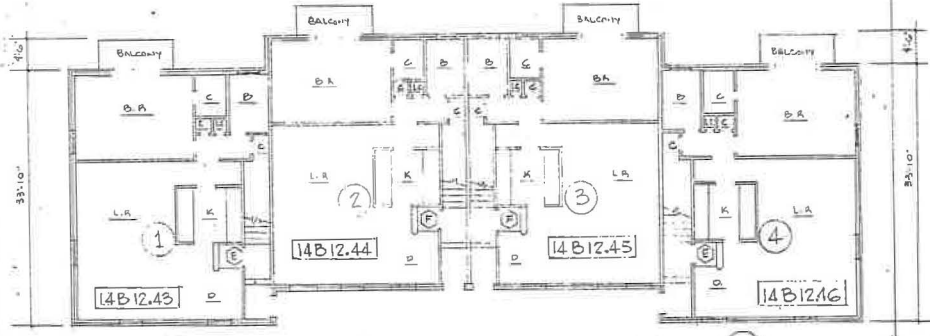
ROCKAWAY VILLAGE, HANOVER, CLARKSTOWN TOWNSHIP  
**martin, gebhardt & dipola**  
**ARCHITECTS**  
planners designers

prepared by checked by date scale notes	Howard J. Martin, R.A., A.I.A. N.Y. Reg. No. C3137 Robert F. Gebhardt, R.A., A.I.A. N.Y. Reg. No. C3126 Bernard D. Dipola, R.A., A.I.A. N.Y. Reg. No. C2987	299 MARKET STREET SADDLE BROOK, N. J. 07663-1075
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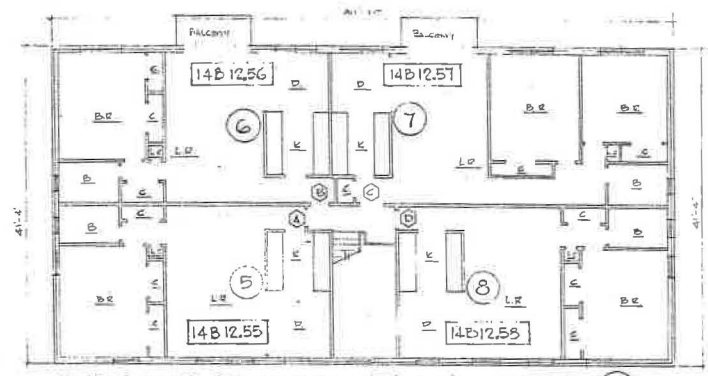




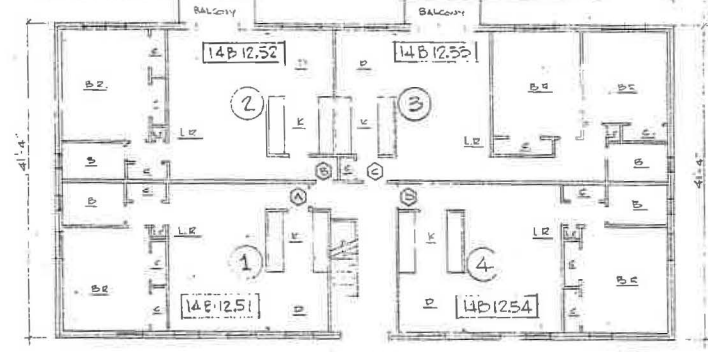
SECOND FLOOR PLAN BLDG 7



FIRST FLOOR PLAN BLDG 7



SECOND FLOOR PLAN BLDG 8



FIRST FLOOR PLAN BLDG 8

LEGEND

- (A) APARTMENT TYPE
- (1) APARTMENT NO.

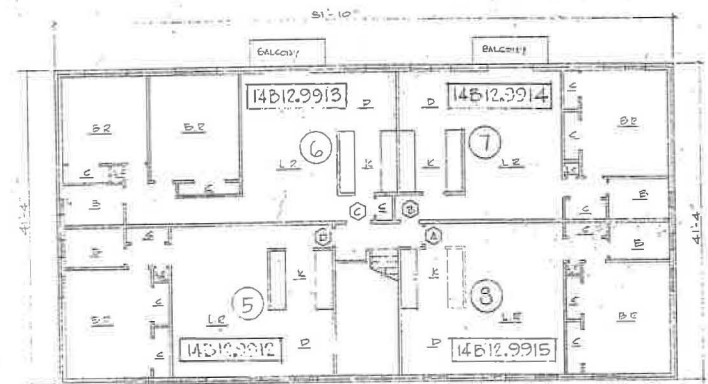
TAX, LOT NO.

PARENT LOT MAP 14 BLOCK B LOT 16 TOWN OF GLAZETOWN, ROCKLAND CO NY.

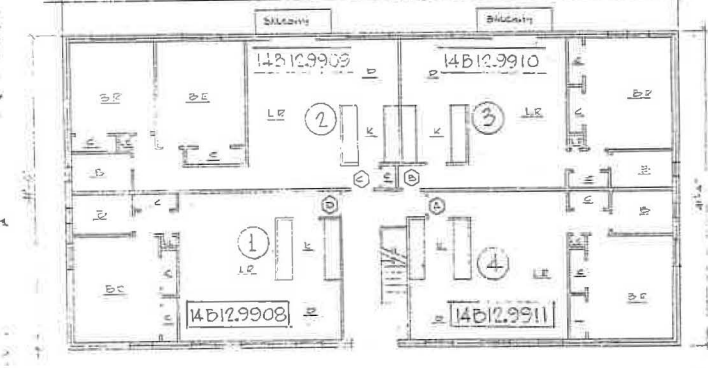
ROCKLAND COUNTY VILLAGES - SUNSET GLAZETOWN, TWP. N.Y.  
**martin, gebhardt & dipacio**  
**ARCHITECTS**  
 planners designers

299 MARKET STREET  
 SADDLE BROOK, N. J. 07603  
 PHONE NO. 76093  
 PROJECT NO. 2-11-73  
 DATE 3-19-74  
 DRAWN BY [Signature]  
 OF 2

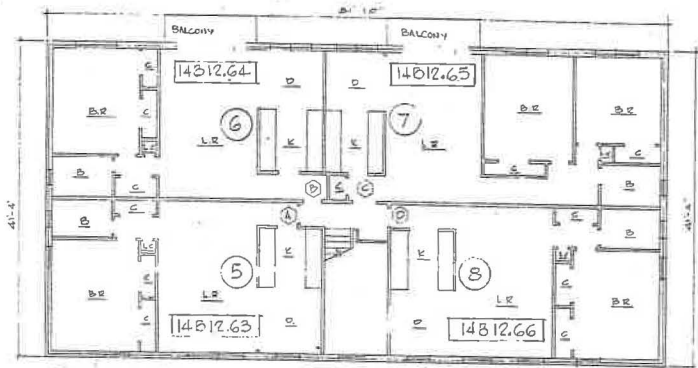




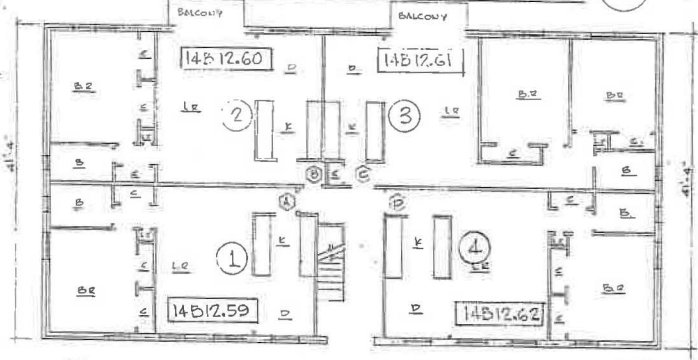
SECOND FLOOR PLAN BLDG 23



FIRST FLOOR PLAN BLDG 23



SECOND FLOOR PLAN BLDG 29



FIRST FLOOR PLAN BLDG 29

**LEGEND**

- Ⓐ APARTMENT TYPE
- ① APARTMENT No.

14B12.9912 TAX LOT No.

PARENT LOT MAP 14 BLOCK B LOT 12  
TOWN OF CLARKSTOWN, ROCKLAND COUNTY, N.Y.

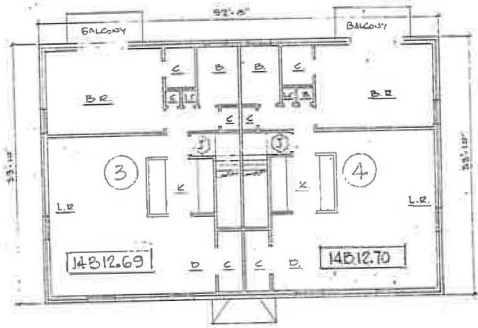


*Robert F. Gebhardt*

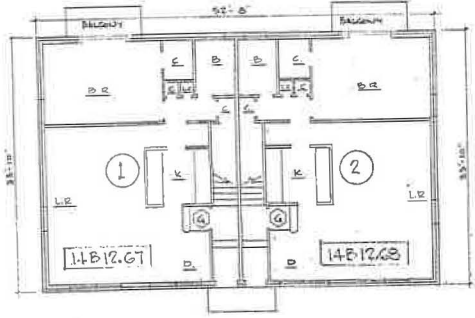
NORMANBY VILLAGE, MANHATTAN, CLARKSTOWN TWP., N.Y.  
**marlin, gebhardt & dipaola**  
**ARCHITECTS**  
planners designers

299 MARKET STREET  
SADDLE BROOK, N. J. 07643  
Haver J. Marlin, R.A., A.S.A.  
R. J. Dip. No. C3157  
Robert F. Gebhardt, R.A., A.S.A.  
R. J. Dip. No. C3756  
Edward G. Pardo, R.A., A.S.A.  
R. J. Dip. No. C3660

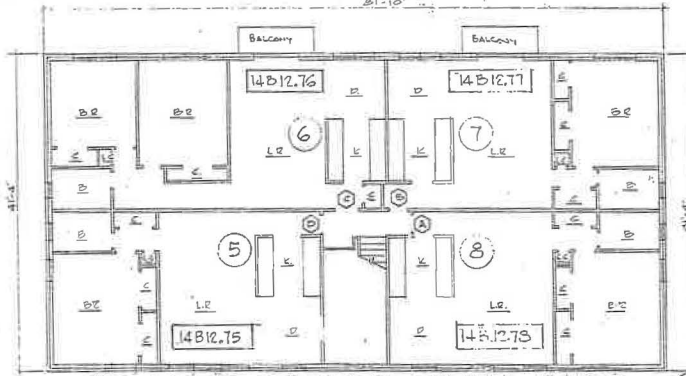
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SHEET NO. 5 OF 5



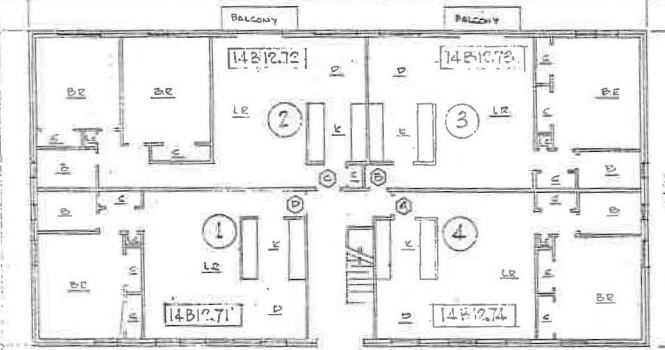
SECOND FLOOR PLAN BLDG 10



FIRST FLOOR PLAN BLDG 10



SECOND FLOOR PLAN BLDG 11



FIRST FLOOR PLAN BLDG 11

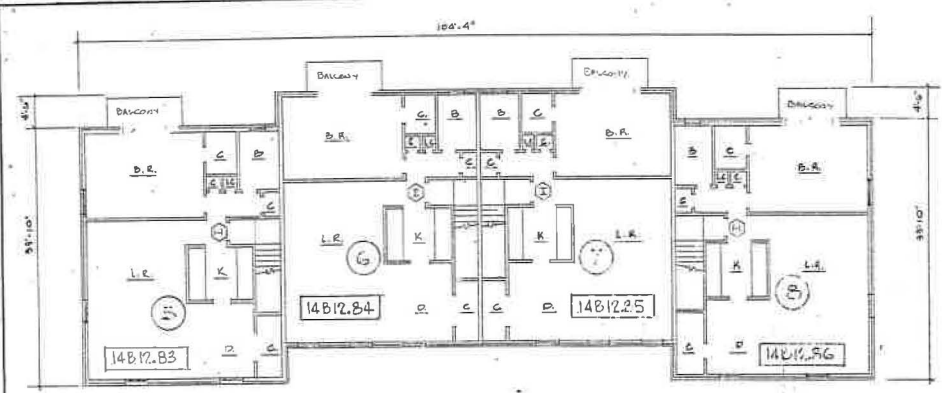
- LEGEND**
- (A) APARTMENT TYPE
  - (1) APARTMENT NO.
  - (TAX) TAX LOT NO.

PARENT LOT MAP 14 BLOCK B LOT 12  
TOWN OF CLARKSTOWN, ROCKLAND  
COUNTY N.Y.

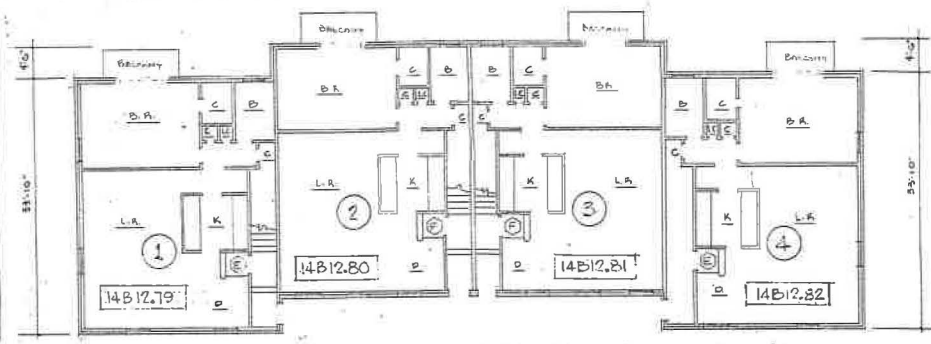
WORMHOLE VILLAGE, HANUET, CLARKSTOWN, TWP N.Y.  
**martin, gebhardt & dipaola**  
**ARCHITECTS**  
planners designers

Licensed in N.Y. and N.J. National Council	Harold J. Martin, P.A., AIA N.J. Reg. No. C2157 Robert T. Gebhardt, P.A., AIA N.J. Reg. No. C2158 Brenda D. Paoli, P.A., AIA N.J. Reg. No. C2282	299 MARKET STREET SADDLE BROOK, N.J. 07663 Tel: 201-762-1776 Fax: 201-762-1776	Date: 11/13/13 
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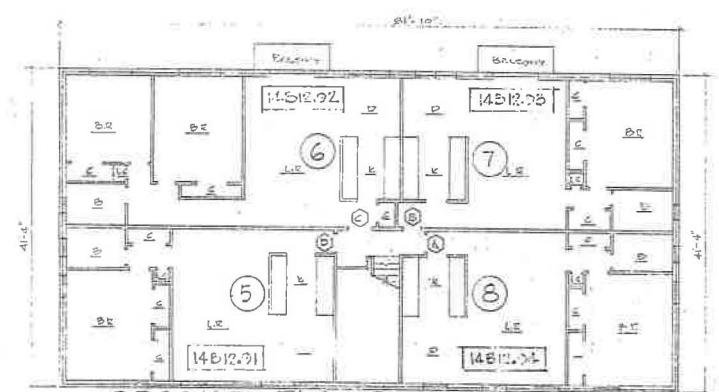




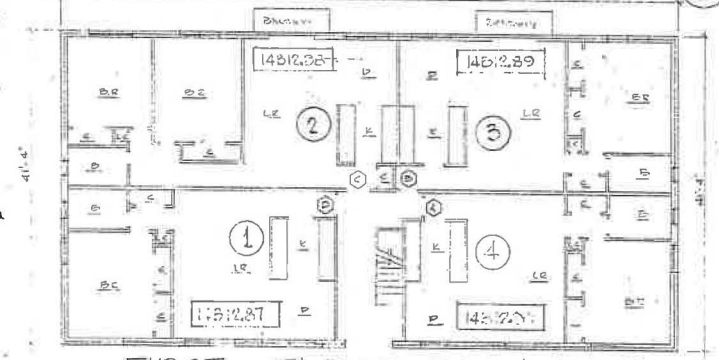
SECOND FLOOR PLAN BLDG 12



FIRST FLOOR PLAN BLDG 12



SECOND FLOOR PLAN BLDG 13



FIRST FLOOR PLAN BLDG 13

LEGEND

- (A) APARTMENT TYPE
- (1) APARTMENT NO.
- (MAP FOR CO.) TAX LOT NO.



NEWMARKET VILLAGE, MARKET GLAZESTOWN TOWNSHIP, N.J.  
**martin, gebhardt & dipolo**  
**ARCHITECTS**  
 planners designers

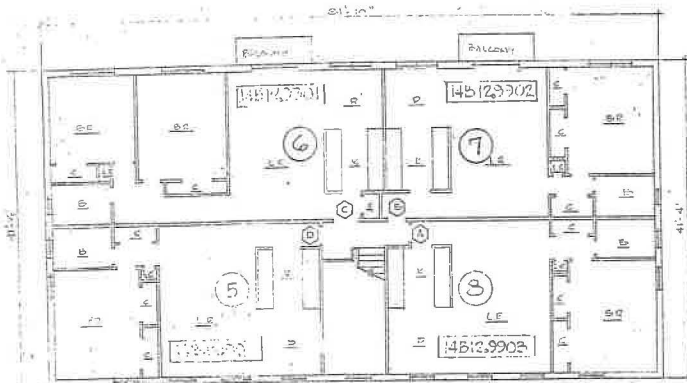
299 MARKET STREET  
 SADDLE BROOK, N. J.

Robert F. Gebhardt, R.A., A.I.A.  
 N. J. Reg. No. C2154

Edward D. Paolo, R.A., A.I.A.  
 N. J. Reg. No. C2643

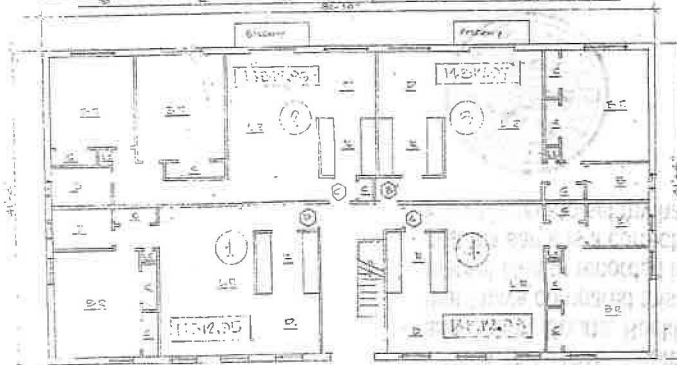
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PARENT LOT MAP 11 BLOCK E LOT 12  
 TOWN OF GLAZESTOWN, ROCKLAND COUNTY N. J.



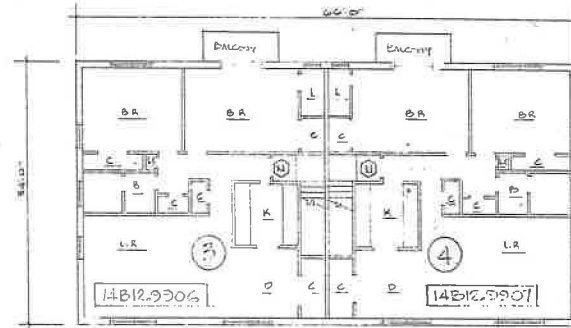
SECOND FLOOR PLAN BLDG

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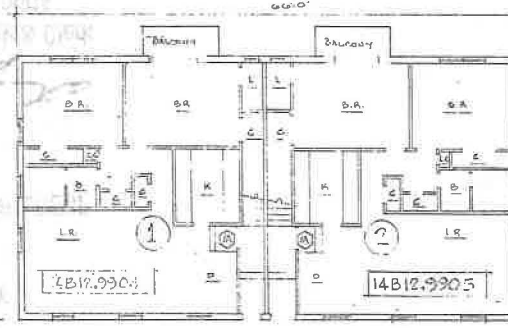
FIRST FLOOR PLAN BLDG

14



SECOND FLOOR PLAN

15



FIRST FLOOR PLAN

15

LEGEND

- (A) APARTMENT TYPE
- (1) APARTMENT NO.

MAP FILE NO. TAX. LOT NO.

PARENT LOT MAP H BLOCK 3 LOT 12  
TOWN OF CLARISTOWN, ROCKLAND COUNTY, N.Y.



MARTINDALE VILLAGES, CLARISTOWN, N.Y.  
**martin, gebhardt & dipaola**  
ARCHITECTS  
planners designers

299 MARKET STREET SADDLE BROOK, N. J.	74093
PHONE NO. 3-29-74	88