

Ref #		EFFECTIVE DATE	As of 12-13-16 AMENDMENTS & RESOLUTIONS (30)	# of Pages
1	1985	Sept. 9 (Rev. 11/21/91)	<p>"RESOLUTION" - <i>signed by Board Secretary Sr. Grace Strauber</i> Re: Owner occupied purchases, grandfathered subleasing</p> <ul style="list-style-type: none"> ▪ "Per Article XV of Proprietary Lease" (actually, it's Par. 15), Subleases must be approved by Board ▪ Every assignee of Proprietary Lease and shares shall reside in the apt. Board shall not waiver except for practical or economic hardship ▪ Any shareholder who purchased prior to 01/01/84 is allowed to sublet subject to approval of sub-tenant for min. 2 yrs., provided sub-lease commences prior to 01/02/86 ▪ All others and shareholders who purchased prior to 01/01/84 but did <u>not</u> sublet prior to 01/02/86 may sublet only due to hardship, and for up to 2 yrs. only (Rev. 11/21/91) ▪ Corp. must receive signed copies of all subleases and renewals. Failure = forfeiture of renewal right ▪ Shareholder must notify Board of termination date 90 days beforehand, or forfeit renewal right (Rev. 11/21/91) 	3
2	1985	Sept. 17 (Rev. 11/21/91)	<p>"STATEMENT OF POLICY" - <i>signed by President Seymour Heller</i> Re: Owner occupied purchases, grandfathered subleasing</p> <ul style="list-style-type: none"> ▪ Same subject, substantially the same content as above but without legal format 	2
3	1991	Nov. 21 (Rev. 3/29/93)	<p>"AMENDMENT OF STATEMENT OF POLICY AND BOARD RESOLUTION" <i>- signed by Secretary Julio Morejon & President Fernando Alonso</i> Re: Subleasing effective as of 01/01/92</p> <ul style="list-style-type: none"> ▪ Revises #1 and #2 (9-9-85 and 9/17/85) as follows: ▪ All shareholders are entitled to sublease after 2 yrs. wait initially, 3 yrs. next time ▪ Establishes 35% max subletting ▪ Must commence within 90 days of approval ▪ Shareholder must notify TT 60 days before termination of sublease ▪ Hardship is not a consideration for waiver of policy 	3
4	1993	March 29 (Rev. 10/24/95)	<p>"SECOND AMENDMENT OF STATEMENT OF POLICY AND BOARD RESOLUTION" <i>- signed by President. Morejon & Secretary Frank Cuomo</i> Re: Subleasing</p> <ul style="list-style-type: none"> ▪ Revises #3 (11/21/91) as follows: ▪ Max subletting = 19% ▪ Includes entire text of above 11/21/91 Amendment but says 19% 	4
5	1994	March 15	<p>"MEMORANDUM" + "FIRST AMENDMENT TO BY-LAWS" (<i>unsigned</i>) Re: Article III, Open Meetings, per N.J.S.A. 45: 22A-46:</p> <ul style="list-style-type: none"> ▪ All Board meetings must allow shareholder attendance if binding vote is to be taken ▪ Exceptions are if subject involves individual privacy, lawsuits, attorney privilege, employment matters, etc. ▪ 48 hrs.' notice must be posted in lobby + 2 newspapers (!), unless emergency ▪ Minutes required of all board meetings showing subject, votes, info required by By-laws, made available "to the public" within 30 days. (?) ▪ Shareholder participation at open meetings is at discretion of the board. 	5
6	1995	October 24 (Rev. 12/10/09)	<p>"THIRD AMENDMENT OF STATEMENT OF POLICY AND BOARD RESOLUTION" <i>- signed by Secretary Jim Conboy and President Steve Witherspoon</i> Re: Subletting</p> <ul style="list-style-type: none"> ▪ Revises #4 (3/29/93) as follows: ▪ Max subletting = 24%. ▪ Revises Bylaws Section 1 (l) 	4
7	1999	Nov. 22	<p>"RESOLUTION" - <i>signed by President Trudi Mathys & Secretary Barry Taylor</i> Re: Late Fees</p> <ul style="list-style-type: none"> ▪ Introduces \$25 & \$100 late fees for maintenance overdue 	2
8	2001	April 17	<p>"RESOLUTION" Re: Investments of Corporation" - <i>signed by President Trudi Mathys & Secretary Barry Taylor</i></p> <ul style="list-style-type: none"> ▪ Changes to this Resolution require 51% of all shareholders. ▪ Limits risk level of Corporation's investments 	2
9	2001	May 7 (Rev. 3/18/02)	<p>"RESOLUTION" - <i>signed by President Mathys & Secretary Taylor</i> Re: ADR</p> <ul style="list-style-type: none"> ▪ Introduces compliance with state-mandated Alternative Dispute Resolution (guidelines included) 	9

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10	2001	May 16	"RESOLUTION" - signed by President Mathys & Secretary Taylor Re: Arrears ▪ Arrears result in revocation of Parking Privileges	1
11	2001	Aug 22 (See 3/19/03)	"RESOLUTION" - signed by President Mathys & Secretary Taylor Re: 20% "Escrow" required for purchases (referring to minimum down payment) ▪ Revises Article III Section 7 & 10	11
12	2001	Aug 22	"RESOLUTION" - signed by President Mathys & Secretary Taylor Re: Move in/move out fees = ▪ Introduces \$200 move-in/out charges to cover maintenance of carpet and common areas	1
13	2001	Sept. 24 (Rev. 7/20/10)	"RESOLUTION" - signed by President Mathys & Secretary Taylor Re: Qualification of Board Members - Revises Article III, Section 7 - Must be shareholder 18+ yrs. of age ▪ Notice of Election must be 45-60 days prior to election ▪ 15 days after notice shall be cutoff for resumes ▪ No election required if # of candidates is equal to or less than # of open seats	2
14	2001	Sept. 24	"RESOLUTION" - signed by President Mathys & Secretary Taylor Re: Extend Proprietary Lease to 2050 ▪ Re: Article VI, Section 1	2
15	2002	March 18	"Superseding ADR RESOLUTION" - signed by President Wille & Secretary Taylor (Must read entirety to see what changed)	8
16	2002	March 18	"RESOLUTION" - signed by President Wille & Secretary Taylor Re: Establishes implementation of Long Term Plan ▪ Requires LTP to be updated Sept. 15 every year ▪ Requires quarterly financial reports on status of capital fund to be presented at open meetings to be held in March, June, Sept. & December of each year	1
17	2002	June 10	"RESOLUTION" - signed by President Wille & Secretary Taylor Re: Assessment : \$1.70/share ▪ Can pay in full or 6 installments @ 5% interest	2
18	2003	March 19	"RESOLUTION" - signed by President Mathys & Secretary Katherine Murphy Re: 80% Max Financing for Purchases (This seems to revise Resolution of 8/22/01 but doesn't say so. "Escrow" was an inaccurate term in Resolution of 8/22/01).	1
19	2003	Dec. 09	"RESOLUTION" - signed by President Mathys & Vice President Wille Re: Boca Bay Contract ▪ Approval of \$38K contract	1
20	2005	May 3	"RESOLUTION" - signed by President Mathys & Secretary Eric Pudimott Re: Introduces Board approval of Share loans (Refinances) ▪ Board financial review does not apply to refinances of same or lesser amount	2
21	2005	July 26	"RESOLUTION" - signed by President Mathys & Secretary Pudimott Re: Assessment (\$3.13/share) t ▪ Can be paid in four installments @ 6% interest	1
22	2009	Dec. 10 (Rev. 12-13-16)	"FOURTH AMENDMENT OF STATEMENT OF POLICY AND BOARD RESOLUTION" - signed by President Eileen Markenstein & Secretary Mary Olson) Re: Subleasing (Revises #6, 10/24/95 as follows): ▪ Max Subletting = 19%	4
23	2010	July 20	"RESOLUTION": Second Amendment to Article III, Sec. 2 - Qualification and Elections - signed by President Markenstein & Secretary Olson Re: Election requirements and Candidate's Pledge documents ▪ Introduces Candidate's Pledge	2

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24	2014 July 24	"RESOLUTION REGARDING ALLOCATION OF SHARES AS TO UNIT 2202 AND UNIT 2203" - signed by President Daliah Amar & Secretary Mary Jedrzejewski To reflect reconstruction & reallocation of space between two adjacent units.	3
25	2014 July 29	"FOURTH AMENDMENT TO THE BY-LAWS" - signed by President Daliah Amar & Secretary Mary Jedrzejewski Re: New Article XI to By-Laws regarding responsibility for Legal Fees ▪ Any shareholder engaged in a legal proceeding with the Corporation or any of its Directors who fails to prevail shall be responsible for the Corporation's A-related fees, unless directed otherwise by a judgment in the case.	3
26	2015 March 19	"RESOLUTION REGARDING LATE FEES" - signed by President Daliah Amar & Secretary Mary Jedrzejewski ▪ Eliminates \$25 first offense and established \$100 standard maintenance late fee if received after 10 th of month.	3
27	2015 March 19	"RESOLUTION REGARDING REFINANCES" - signed by President Daliah Amar & Secretary Mary Jedrzejewski	3
28	2015 March 19	"RESOLUTION REGARDING INSURANCE" - signed by President Daliah Amar & Secretary Mary Jedrzejewski	4
29	2016 Dec. 13	"CODE OF CONDUCT" - signed by President Daliah Amar & Secretary Julio Morejon - Establishes obligations of confidentiality and conduct for Board members and shareholder committee members	6
30	2016 Dec. 13	"SUBLETTING" - signed by President Daliah Amar & Secretary Julio Morejon - Supersedes all prior Amendments, Resolutions, and Policy Statements regarding Subletting - Establishes \$2/share annual surcharge on all shareholder sublets - Establishes opportunity to apply for approval of extensions beyond 3 years if building is well within 19% total quota and no other shareholders on a wait list - Confirms entitlement to sublet after 2 years of ownership	5

This directory was prepared by a committee of shareholders on behalf of the Board of Directors as a convenience for all users. The content summaries are editorial notes and not legal opinions. Please refer to the original documents to get the full legal context. If you have any questions or comments on the summaries, please contact Policies & Procedures Committee or the Board of Directors, in care of the management office.