

Forest Park Cooperative Section III

C/o Excel Bradshaw Management Group, LLC Agent
501 Surf Avenue
Brooklyn, NY 11224
Attention: Shoshana Shafran

Re: Re-Sale Policy and Guidelines

Dear Cooperator/Applicant:

The following are the policies and procedures as set forth by Forest Park Cooperative, Inc.-Section III, and Board of Directors.

The Cooperative requires any prospective purchaser to provide Personal and Financial information and must be submitted as part of the Cooperative's Purchaser Application process for the review and acceptance of an applicant to purchase an apartment. Application and financial statement will be provided with the application, along with other documents required by the Cooperative. The application must be accompanied by all supporting documentation. Any application that does not have the proper documentation will not be accepted or considered until such time as the necessary documentation is submitted.

A 20% down payment of the purchase price is required in conjunction with the signed contract of sale. Also, effective as of May 1, 2001, the Board of Directors made a resolution requiring purchaser(s) EARNINGS to be ten times the yearly maintenance, plus one mortgage payment. (example: \$600 per month x 12 months = \$7,200 x 10 = \$72,000, plus one mortgage payment.)

Purchaser(s) will be scheduled for an interview with the Board of Directors Sale Committee pending satisfactory pre-screening of the credit report, authorized by the applicant(s), and all documentation submitted with the application. Prospective purchaser(s) will be notified by Excel Bradshaw Management Group of the Board's decision and purchaser(s) will be notified after the interview process, in writing, of the Board of Directors' decision. Upon approval and acceptance, purchaser(s) can schedule a closing date and time with all parties: Attorneys, Banks, Excel Bradshaw Management and Seller(s).

Very truly yours,

FOREST PARK COOPERATIVE, INC.
SECTION III -Board of Directors

NOTE: Apartments are sold on an "As is Basis"

Any problems or issues regarding any apartment being sold should be brought to the attention of the Seller prior to closing.

Attachments:

- 1) Information about Coop; 2) Requirements for Application; 2) Statement of Financial Condition; 3) Resale Application; 4) Emergency Notification Form; 5) Tenant Data Verification; 7) Authorization to Obtain a Credit Report; 8) Repair Information

Forest Park Cooperative, Inc. – Section III

*Office:
83-75 Woodhaven Boulevard
Woodhaven, NY 11421
718-805-7458*

November 2006

For your information, Forest Park Cooperative Inc. – Section III offers the following:

- Underground Garage (waiting list);
- Surveillance cameras in lobbies;
- On-site laundry rooms in both buildings;
- Bargold Storage Rooms (waiting list);

Also, the area around Forest Park Cooperative provides the following:

Express Bus (#15) to Manhattan;

Local Bus (#11) to Queens Boulevard;

The “A” train can be taken on Jamaica Ave. (which is a few blocks away);

Nearby is Elementary Public School #113 (bus picks children up right outside the building on the side entrance of the Inwood Building); Middle School is P.S. 119 also in Glendale.

Right outside your door, Forest Park itself offers a wide variety of activities such as a Golf Course, Tennis Courts nearby (off of Park Lane South); Picnic area, Baseball/Soccer fields; Bike path; Horseback riding Trails (2 stables are nearby); a Carousel, several playgrounds and a new track and workout area is being built which will soon be completed. During the summer there are also concerts in the park by the Bandshell.

Nearby shopping is Pathmark on Atlantic Avenue, Shopping Center on Union Turnpike, and Queens Center Mall is about 2 miles away.

FOREST PARK COOPERATIVE SECTION III

A completed purchase application must be submitted to Excel Bradshaw Management Group to the Attention: of Shoshana Shafran at 501 Surf Avenue, Brooklyn, NY 11224, Management Office. Phone – 718-266-1110 x 312 Fax: 718-996-3674.

The following is required:

1. An application fee of \$200 made payable to Forest park Cooperative Section III **bank check/or money order only** (non-refundable) –
2. The Managing Agent's application fee of \$450.00 made payable to Excel Bradshaw Management Group **bank check or money order only** (non-refundable)
3. Signed Credit check request form (attached). If there is a co-purchaser, they will also have to sign a credit report authorization. Fee is \$100.00 (non-refundable) **must be submitted with bank checks/or money orders only** – and should be made payable to Excel Bradshaw Management Group.
4. Statement of Financial Condition form must be completed (attached), as well as providing copies of the items listed below.
5. Three (3) year's Federal Tax Return, including W-2 form, Three (3) Year's prior Financial statement and Business tax returns (if applicable)
6. Three (3) most recent pay stubs
7. Three (3) most recent bank statements
8. Three (3) Letters of Reference (1 must be from current employer)
9. Signed copy of Contract of Sale
10. If there is financing, a Bank commitment Letter.
11. **Purchaser(s) must include a photo ID of all family members that will be living in the apartment.**

This application will not be taken into consideration until all information is provided.

Very truly yours,
Board of Directors
Forest Park Cooperative Section III

STATEMENT OF FINANCIAL CONDITION

Name: _____

For the purpose of procuring credit from the above name company, or its assigns, the following is submitted as being a true and accurate of financial condition of financial condition of the undersigned on the _____ day of _____.

FILL ALL BLANKS, WRITING "NO" OR "NONE" WHERE NECESSARY TO COMPLETE

ASSETS

Cash in Banks _____
Savings & Loan Shares _____
Earnest Money Deposited _____
Investment: Bonds & Stocks _____

Investment in own Business _____
Real Estate Owned _____
Automobile's Make and Model _____

Personal Property & furniture _____
Life Insurance _____
Cash Surrender Value _____
Other assets- Itemize _____

TOTAL ASSETS _____

APPLICANT & SPOUSE SOURCE OF INCOME

Base Salary _____
R/E Income _____
Bonus & Commissions _____
Dividends & interest Income _____

Spouse Income (Specify) _____
Other Income - Itemized _____

TOTAL _____

Endorser or Co-maker on Notes _____
Alimony Payment (Annual) _____
Are you a defendant in any Legal Action? _____
Is there any unsatisfied judgments? _____

Have you ever taken bankruptcy? (Explain) _____

LIABILITIES

Notes Payable: _____
To Banks _____
To Relatives _____
To Others _____
Installment Accounts Payable: _____

Automobile(s) _____

OTHER:

Other Accounts Payable _____
Mortgages Payable on Real Estate _____

Unpaid Real Estate Taxes _____
Unpaid Income Taxes _____
Chattel Mortgages _____
Loans on Life Insurance Policies _____
Other Debts - Itemize _____

TOTAL LIABILITIES _____

NET WORTH

TOTAL LIABILITIES & NET WORTH

PERSONAL INFORMATION

Occupation or Type of Business _____

Employer: _____

Position Held _____

Number of years _____

Partner or Officer in any other venture or employment: _____

Number of Children: _____

GENERAL INFORMATION

Personal Bank Accounts held at: _____

Savings & Loan Account at: _____

RESALE APPLICATION

1. Seller:

Name: _____

Address: _____

Telephone No: _____

Attorney: _____

Firm: _____

2. Purchaser(s)

Name (s): (Name or Names must be entered in manner in which stock certificate and other documents are to be drawn)

Name: _____ Name: _____

Address: _____ Address: _____

Telephone # _____ Telephone # _____

Name: _____ Name: _____

Address: _____ Address: _____

Telephone # _____ Telephone # _____

Attorney: _____

Firm: _____

Address: _____

Telephone No: _____

3. Proposed Closing Date: _____

4. Amount of Shares to be transferred: _____

5. Building and Apartment Number: _____

6. Purchase Price: \$ _____
7. Present Monthly Maintenance: \$ _____
8. Is Purchaser Financing Purchase? YES _____ NO _____
9. Amount of Financing? _____
10. Name of Lending Institution: _____
11. Monthly Debt Service on Amount Financed: \$ _____
12. Purchaser(s) Social Security Number(s):
1. _____
2. _____
3. _____
4. _____
13. Do you or the co-purchasers intend to maintain an office or conduct any business in the apartment?
14. Purchaser #1 _____
- Occupation: _____
- Name of Employer: _____
- Address: _____
- Telephone No: _____
- Position with Employer: _____
- Number of years with current employer: _____

If less than two years with current employer:

- Name of Previous Employer: _____
- Address: _____
- Telephone No. _____
- Position: _____

15. Purchaser #2 _____
Occupation: _____
Name of Employer: _____
Address: _____
Telephone No: _____
Position with Employer: _____
Number of years with current employer: _____

If less than two years with current employer:

Name of Previous Employer: _____
Address: _____
Telephone No. _____
Position: _____

16. Purchaser # 1 Current residence: _____
Present Landlord: _____
Landlord's Telephone No. _____
Approximate Length of Occupancy: _____

17. Purchaser # 1 Current residence: _____
Present Landlord: _____
Landlord's Telephone No. _____
Approximate Length of Occupancy: _____

Office:
83-75 Woodhaven Boulevard
Woodhaven, NY 11421
718-850-0006

November 21, 2006

TO: ALL SHAREHOLDERS
FR: BOARD OF DIRECTORS

WE ARE REQUESTING THAT THE FOLLOWING EMERGENCY NOTIFICATION FORM BE FILLED OUT AND RETURNED TO FOREST PARK'S OFFICE MAILBOX SO THIS FORM CAN BE PLACED IN YOUR FILE IN CASE AN EMERGENCY ARISES. THIS IS IN YOUR BEST INTEREST, ESPECIALLY IF YOU LIVE ALONE. IF POSSIBLE, AND IT WOULD BE IN YOUR BEST INTEREST, YOU SHOULD LEAVE A KEY WITH ONE OF THE PEOPLE INDICATED ON THE EMERGENCY LIST.

1. WHOM FOREST PARK CAN NOTIFY OR CONTACT IN CASE OF AN EMERGENCY OR ABSENCE FROM THE BUILDING:

A. – RELATIVE NAME: _____

ADDRESS: _____

TELEPHONE: _____

B. – FRIEND NAME: _____

ADDRESS: _____

TELEPHONE: _____

2. PLEASE PROVIDE YOUR BUSINESS TELEPHONE NUMBER (IF APPLICABLE):

***PLEASE RETURN THIS FORM TO FOREST PARK'S OFFICE FOR YOUR FILE*:**

3. SHAREHOLDER(S) NAME: _____

4. SHAREHOLDER(S) ADDRESS & APT. # _____

Thank you for your time and attention to this matter.

TENANT DATA VERIFICATION

Name of Applicant _____ Telephone _____
Address of building _____ Apartment # _____
Date of Birth _____ Social Security # _____

Present Address _____

How long at the above address: _____
Present Landlord _____
Address: _____ Telephone # _____

If less than one year please list previous address: _____

Previous Landlord _____
Address _____

Applicant employed by: _____ Salary _____
Address _____ Telephone # _____
Position _____ How Long _____
Contact _____

Precious employer is less than one year
Previous Employer: _____ Telephone # _____
Address _____
How Long _____ Position _____ Salary _____
Other source of Income _____
Contact Person _____ Telephone # _____

References:

Bank	Branch	Account Number
_____	_____	_____
_____	_____	_____

Accountant _____
Address _____ Telephone # _____

In connection with my application for this apartment, I authorize all banks corporations, companies, credit agencies, accountants, person and employers, to release any information that they have about me to TENANT DATA VERIFICATION CO. or its agency and I release them from any and all liability or responsibility from doing so. Further, I authorize the procurement of an investigative consumer report and understand that such a report many contain information about my background/character and personal reputation. I understand this notice will also apply to future update reports that may be requested. I understand that any misrepresentation by me may be the cause of rejection by the landlord.

Signature _____

AUTHORIZATION TO OBTAIN A CREDIT REPORT

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06 (A) OF THE FEDERAL FAIR CREDIT REPORTING ACT, I AUTHORIZE YOU TO RETAIN A CREDIT REPORTING AGENCY, WHICH AGENCY MAY OBTAIN, FURNISH AND USE INFORMATION ON MY CHARACTER, AND GENERAL REPUTATION, AS WELL AS INFORMATION REGARDING MY EMPLOYMENT, INCOME, CREDIT ACCOUNTS, AND BANKING INFORMATION.

Print Name: _____

Signature: _____

Date: _____

Print Name: _____

Signature: _____

Date: _____

Forest Park Cooperative, Inc. – Section III

Office:
83-75 Woodhaven Boulevard
Woodhaven, NY 11421
718-805-7458

Revised: November 2006

Changes are listed below for parts that the Management Office has replacement for in terms of supplies for which there is no additional charge for installation:

SPEEDY SPIDY & CONNECTORS	\$40.00
DELTA WASHER REPAIR KIT	\$15.00
WINDOW SPRINGS (BALANCE) \$5.00 EACH	\$10.00 PER WINDOW
WINDOW GUARDS	\$25.00 PER WINDOW
MAILBOX LOCK INCLUDING 2 KEYS	\$10.00
BUILDING KEYS	\$10.00 EACH
SMOKE ALARM/CARBON MONOXIDE DETECTOR	\$35.00

The above replacements should be paid for by separate check when installed (no cash) and check made payable to Forest Park Cooperative, Inc. – Section III and given to our staff.

Cooperators will be furnished with the following replacement and/or repairs when needed:

- Radiator leaks, shut-off valves, air valves or converters;
- Leaking faucets (washer only);
- Re-cementing of loose tiles and re-caulking of bathroom and kitchen sinks;
- Scraping, plastering & priming if a leak arises that needs to be fixed (painting is not provided);
- Clogged drains*

*The following labor charges are in effect for removal of any foreign object needing to be removed from a toilet or drain. - **\$150.00**

Please take note that you are damaging the plumbing when this happens.

Our Staff is also not responsible for electrical or plumbing work outside of the above, and should not be asked to comply with such requests (ie. Installing fans, changing faucets). This work should be done by a licensed plumber and/or licensed electrician.

The above list may be added to or revised at the discretion of the board of Directors.

TO: ALL SHAREHOLDERS
FR: BOARD OF DIRECTORS

DECEMBER 6, 2006

SUBJECT: RULES AND REGULATIONS OF FOREST PARK
COOPERATIVE, SECTION III

Dear Shareholder(s):

Explanation of a Co-op: You are not the individual owner of an apartment as in a condominium. Coops are purchases of shares in a corporation which entitles you to lease an apartment (occupancy agreement). You may sell your shares at any time. However, any new purchaser must meet all qualifications and appear before the Board of Directors Resale Committee.

As such, in order to ensure that the rights and responsibilities of all shareholders are recognized and respected, the Board of Directors has on November 16, 2006 adopted the following House Rules. These procedures and guidelines, as set forth, are for the safety and integrity of the buildings as well as for the welfare and safety of your fellow Shareholders. Please note that a member of the Corporation is in "good standing" who is less than thirty days delinquent in any payments due to the Corporation.

One of the reasons these buildings are a good place to live is that most of us truly try to respect and cooperate with one another and the Rules will help this along. Any violations of the rules, as determined by the Board of Directors, will result in a warning letter from the Management Company to cure the condition within a reasonable time. If the violation is not cured, the Board can impose monetary fines and/or proceed legally. All expenses, including reasonable attorney fees, costs, expenses and disbursements incurred, shall become due and payable immediately as additional rent and may be sued for in the case of an eviction proceeding.

ATTACHMENTS: RULES & REGULATIONS
Important phone numbers

FOREST PARK COOPERATIVE INC. SECTION III
House Rules and Regulations
Effective November 2006

INFORMATION FOR STOCKHOLDERS

1. Monthly Maintenance Charges

Base monthly maintenance charges may be subject to increases from time-to-time.

2. No structural alterations without the written consent of the Board of Directors (such as re-wiring apartment, upgrading bathroom or kitchen) make take place without the Board's approval. You must submit a copy of contractor(s) license, insurance certificate and plans for upgrading. At no time may you break through walls. There will be a \$500 penalty for each month the alternation is not corrected.

3. Plumbing and Electrical Renovations

Electrical, plumbing or apartment renovations must receive written approval from the Cooperative's Board of Directors prior to the commencement of work. Only licensed and insured contractors may perform work. Proof of license, liability insurance and workman's compensation must be submitted to the Board of Director's before any work is performed. All work must adhere to New York City Codes and Procedures. Failure to do so will result in a fine.

4. Dishwasher and Installation Requirement

Dishwashers have a utility charge of \$5.00 per month. A separate freezer is \$10.00 per month. If stockholders have a dishwasher installed, insurance must be carried to cover the cost of any water damage. Also note, a licensed plumber with valid insurance must install dishwashers. A CHECK VALVE must be installed under sink (check valves control the flow of hot and cold water). Copies of license and insurance must be provided to the Board of Director's prior to its installation. You must also notify the billing office of installation. Failure to do so will result in a fine.

5. Cable dishes or any other objects are not permitted to be installed anywhere. This includes the fire escapes as this is a Fire Code Violation. This will result in a monthly fine of \$500.00. Cablevision is available thru Time Warner Cable.

6. Utilities and Air Conditioner(s) Charges – Installation Requirements

Utilities (i.e. heat, water and electric) are utilities that are included and are part of the base monthly carrying charges. However, air conditioning units will be billed as an additional separate monthly charge(s). Each air conditioning unit will be billed at a charge of \$18.00 per month, per air conditioning unit, for a twelve (12) month period or (one (1) full calendar year), not seasonally. Shareholders must notify Excel Bradshaw Management with the number of air conditioner(s)/unit(s) installed. If a Shareholder removes or adds any unit, you must notify Excel Bradshaw Management so the appropriate charges may be applied. The Cooperative will conduct semi-annual (pre-summer and pre-winter), unscheduled inspections of apartments to survey the amount of air conditioner(s). If a Shareholder(s) does not notify Management of the addition of any units which were installed, appropriate charges will be billed as well as arrears. All dollar utility amounts are subject to change from time-to-time.

NYC Building Department Regulations require that all window air conditioner(s)/unit(s) be properly secured with either outside support brackets and/or an indoor bar securing the air conditioner preventing the air conditioner from falling out of the window(s). The Cooperative reserves the right to inspect apartments.

FOREST PARK COOPERATIVE INC. SECTION III
House Rules and Regulations
Effective November 2006

INFORMATION FOR ALL STOCKHOLDERS

7. Homeowners Insurance. Homeowners insurance is required. Shareholders will be required to provide copies of their Insurance Policy on an annual basis. As of January 1, 2007 we will ask all shareholders to provide proof of homeowners insurance. Insurance Certificate will be required at closing.

8. Laundry Rooms
Only Shareholders and their employees (ie. caregivers) shall have use of the laundry facilities. (Also, please be courteous to fellow shareholders by not using all washers and dryers, even if they are available, especially during the weekend).
Washing Machines/Dryers
We have 2 on-site laundry rooms. Installation of washers or dryers is prohibited.

9. Appliances
Appliances and their repairs are not the responsibility of the Cooperative.

10. Parking Garage
 - Shareholder(s) who have a valid driver's license and own a vehicle registered in the Shareholder(s) name may at the time of closing request their name(s) to be added to the parking garage wait list. You will be supplied with a copy of the Rules and Regulations of the garage at closing for your information. Once a space becomes available, the garage agreement must be signed and returned to the Corporation.
 - If you are more than 3 months in maintenance arrears, the corporation reserves the right to rescind your parking space.
 - The Corporation reserves the right to rescind the privilege of garage parking for any misuse of the garage rules and regulations.
 - No parking spaces are allowed to be subleased.
 - Parking spaces do not come with apartments.
 - Note, that the Parking Garage is not a Storage Room. It is a Fire Code Violations to store anything in the garage.

11. Storage Facilities
The Cooperative has Bargold Storage facilities available to Shareholders. Storage bins are assigned directly by Bargold to those Shareholders who give written notice that they wish their name to be placed on the waiting list. You must contact Bargold directly @ 1-800-BAR-GOLD. The Cooperative assumes no responsibility for storage.

12. No outside window gates are permitted. Any inside gates installed must be Fire Department approved.

13. No dogs are permitted.

14. Subleasing is not permitted.

15. The Cooperative is not responsible for replacement of windows, only window repairs. Replacement window springs are \$10.00 per window (including repair).

FOREST PARK COOPERATIVE INC. SECCION III
House Rules and Regulations
Effective November 2006

INFORMATION FOR ALL STOCKHOLDERS

16. Noise Reduction Requirements

All apartments must be covered with either area rugs, wall-to-wall carpeting or any equally effective noise reducing material to the extent that at least 80% of the floor area of each room is covered, with the exception of kitchens, bathrooms and closets.

If there is a medical reason(s) that a Shareholder(s) are unable to comply with the above, a written letter on your physician's letterhead should be submitted to the Cooperative's Board of Directors, stating the medical reason(s) you are unable to comply, along with any supporting documentation, if necessary.

18. No member shall make or permit disturbing noises at unreasonable hours. Also note that the Board of Directors is not responsible for disputes between Shareholders, however, any undesirable stockholder will be subject to litigation for eviction.

- 1) No resident shall play upon or suffer to be played upon any instrument or permit the use of any instrument to be operated in the apartment between the hours of 11pm and 8am each day.
- 2) Repair work on any other installation involving noise shall be conducted in any apartment only between the hours of 8:30am and 7:00pm on weekdays, and 9:00am – 5:00pm on weekends and holidays.

1st Offense will result in a \$35.00 fine

2nd Offense \$50.00

Subsequent offense(s) - \$75.00

19. Per NYC Law, effective November 1, 2004, every apartment must have a carbon monoxide detector. The Cooperative has them in stock for a charge of \$35.00 (installation included), or you can buy one at Home Depot. If you need one installed, please call the office and the handyman will install it.

20. NYC Law requires in all apartments where there are children under 10 years of age and under, that window guards must be installed by owner. The Cooperative has Window Guards available at a charge of \$25.00 per window (installation included).

21. An exterminator is available to stockholders at no charge. If you are in need of the exterminator, please call Forest Park's office 718-850-0006 and asked to be placed on the exterminator's list.

22. Move In/Move Out Policy

All move in/or move out's shall be made between Monday thru Friday 8am – 7pm. Unless elevator pads are provided by a moving company, they are required for both moving in or out and the fee is \$50.00. The Building Superintendent must be notified at least 48 hours prior to all moves so that the elevator pads can be placed in the elevators. Violation of this policy will result in a \$100.00 fine.

23. Garbage must be disposed of properly. Garbage and/or anything left in hallways will incur a fine of \$100.00. This also pertains to renovating apartments. Debris must be disposed of by shareholder or contractor. Sanitation will not take certain items away and if they remain outside, the coop will be fined. Any fines incurred will be billed to shareholder for debris that is not removed.

FOREST PARK COOPERATIVE INC. SECTION III
House Rules and Regulations
Effective November 2006

INFORMATION FOR ALL STOCKHOLDERS

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- 1) No resident shall play upon or suffer to be played upon any instrument or permit the use of any instrument to be operated in the apartment between the hours of 11pm and 8am each day.
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22. An exterminator is available to stockholders at no charge. If you are in need of the exterminator, please call Forest Park's office 718-850-0006 and asked to be placed on the exterminator's list.

23. Move In/Move Out Policy

All move in/or move out's shall be made between Monday thru Friday 8am – 7pm. Seller(s) must provide the Corporation with a \$1,000 check which will represent a REFUNDABLE move out fee in case of damage. The Corporation will hold this amount for 60 days. Unless elevator pads are provided by a moving company, they are required for both moving in or out and the fee is \$50.00. The Building Superintendent must be notified at least 48 hours prior to all moves so that the elevator pads can be placed in the elevators. Violation of this policy will result in a \$100.00 fine.

FOREST PARK COOPERATIVE INC. SECCION III
House Rules and Regulations
Effective November 2006

INFORMATION FOR ALL STOCKHOLDERS

24. All regular service work should be called into Forest Park Section III's office #718-850-0006. The cooperative is responsible for maintenance inside the walls, such as a broken pipe. The Cooperative is also responsible for radiator leaks, shut-off valves, air valves and converters, leaking faucets, re-cementing of loose tiles and re-caulking of bathroom and kitchen sinks, scraping, plastering & priming if a leak arises (painting is not provided), and clogged drains and toilets. However, the following labor charges are in effect for the removal of any foreign object(s) from a toilet or a drain. - \$150.00
Washer repair kits are \$15.00 including installation.
- We have maintenance staff and if you need repair(s), call the office at the above number. The procedure is that the maintenance staff worker will arrive with a work ticket. Upon completion of the work, you are to sign the work ticket.
- For emergencies only, please contact Carmine Festa, Managing Agent @ Excel Bradshaw #718-266-1110.
25. Shareholders are responsible for maintaining their apartments.
26. Building keys can be purchased for \$15.00 each.
27. Complaints regarding the servicing of the buildings and apartments should be made in writing to the Board of Directors and placed in Forest Park's Office mailbox. Unsatisfactory resolution of maintenance problems should be brought to the attention of the Managing Agent and the Board of Directors.
28. To resell, applications can be obtained from Excel Bradshaw. All apartments will be subject to inspection upon sale. In the event that violations of the House Rules exist, you will be responsible for the cost of correcting violations as well as any fines and professional fees. No Sale will be approved until violations are corrected.
29. Grievance meetings are held every first Tuesday of the month. Grievances must be in writing, addressed to the Board of Directors otherwise the meeting(s) will not be held.
30. These House Rules may be amended or repealed at any time by resolution of the Board of Directors.

Please make sure to keep a copy of the current Rules & Regulations.

Accepted and Agreed to:

Purchaser #1

Date

Purchaser #2

Date

*Office:
83-75 Woodhaven Boulevard
Woodhaven, NY 11421
Office #718-850-0006*

IMPORTANT NUMBERS

Excel Bradshaw Management 718-266-1110
Excel Bradshaw Management/Billing & Sales 718-266-1110 x312

Emergencies

911 Police, Fire, Ambulance
311 Quality of Life Issues

Other Numbers:

Con Edison (gas leaks) 212-683-8830
Medical Emergencies 718-238-2100
Poison Control 212-340-4494

*83-75 Woodhaven Boulevard & 83-77 Woodhaven Blvd.
Woodhaven, NY 11421*

Limit of Corporate Liability

IN THE EVENT THAT THE COOPERATIVE IS UNABLE TO DELIVER POSSESSION OF THE PREMISES ON THE DATE SET FORTH IN THE OCCUPANCY AGREEMENT*, THE TENANT COOPERATOR (OR PURCHASER, WHICHEVER IS APPLICABLE) SHALL FOREGO ANY CAUSE OF ACTION FOR DAMAGES ARISING OUT OF THE FAILURE OF THE COOPERATIVE TO DELIVER POSSESSION OF THE PREMISES, EXCEPT THAT SAID FAILURE TO DELIVER POSSESSION IS DUE TO THE NEGLIGENCE OF WILLFUL ACTS OF THE COOPERATIVE CORPORATION, ITS OFFICERS, DIRECTORS, AGENTS OR EMPLOYEES, THE TENANT COOPERATOR (OR PURCHASER, WHICHEVER IS APPLICABLE) MAY PURSUE HIS LAWFUL REMEDY FOR DAMAGES FOR SUCH NEGLIGENCE OR WILLFUL MISCONDUCT.

DATED: _____

TENANT COOPERATOR
(PURCHASER)

TENANT COOPERATOR
(PURCHASER)

*or as agreed between buyer and seller, as per their contract.

FOREST PARK COOP – SECTION 3 - Synopsis

ALTERATIONS & RENOVATIONS-

Depending on the difficulty of work and the potential for damage, you will be asked to fill out an Alteration Agreement, which spells out the co-op's policies and requirements. Generally, these specify that all contractors used must be licensed and insured. If you have not received one, you can request an Alteration Agreement from Management or the Board.

If you wish to make an alteration in your apartment – including installation of any appliance that involves water or gas pipes, plumbing fixtures, or rewiring or other electrical work – you must contact our Managing Agent. The Board will also have to approve any work before it can begin

REPAIRS AND MAINTENANCE

The questions most frequently asked by shareholders involve whose responsibility it is to repair and maintain things in their apartment. Basically, it boils down to the difference between inside and out. The shareholder is responsible for everything inside the apartment. This includes interior walls, floors, visible plumbing fixtures and gas lines, electrical wiring inside the apartment and up to and including the breaker/fuse box, dripping faucets, running toilets, appliances, etc.

The co-op is responsible for everything outside the apartment, including the common areas and building systems. Among these are heating equipment, water supply, plumbing lines within the walls, electrical risers up to but not including breaker/fuse box in each apartment.

Electric and Plumbing Repairs-

Electric –

Our super may be able to fix minor problems (example - fuse blowing, replacing outlets, etc.) However, any other electrical work or repairs must be done by a licensed electrician with proper insurance. Payment is the responsibility of the shareholder.

Plumbing –

If needed plumbing work is due to a leak inside the wall, this is the responsibility of the Cooperative; however, any other plumbing work is the shareholders responsibility.

Shareholders **will be** furnished with the following replacement and/or repairs when needed at NO charge:

- Radiator leaks, shut-off valves, air valves or converters;
- Leaking faucets (washer only);
- Re-cementing of loose tiles and re-caulking of bathroom and kitchen sinks;
- Scraping, plastering & priming if a leak arises that needs to be fixed (painting is not provided);
- Clogged drains*

*The following labor charges are in effect for removal of any **foreign** object needing to be removed from a toilet or drain. - **\$150.00**

Please take note that you are damaging the plumbing when this happens

Attached is a list of miscellaneous replacement items to which charges for the item apply (no charge for installation).

Forest Park Cooperative, Inc. – Section III

Office:

*83-75 Woodhaven Boulevard
Woodhaven, NY 11421
718-850-0006*

Revised: JULY 2007

Charges are listed below for parts that the Management Office has replacement for in terms of supplies for which there will be a charge:

- ONE ARM WASHER REPAIR KIT \$15.00
- WINDOW SPRINGS (BALANCE) \$5.00 EACH \$10.00 PER WINDOW
- WINDOW GUARDS \$25.00 PER WINDOW
- BUILDING KEYS \$15.00 EACH
- SMOKE ALARM/CARBON MONOXIDE DETECTOR \$40.00

- MAILBOX - IF YOU LOOSE YOUR MAILBOX KEYS, THE LOCK WILL HAVE TO BE REPLACED. WE HAVE NO REPLACEMENT KEYS.
NEW MAILBOX LOCK, INCLUDING 2 KEYS \$30.00

The above replacements can be paid for:

- 1) By separate check made payable to Forest Park Cooperative, Inc. – Section III and given to either the Super or Handyman; or
- 2) Charges can be placed on your maintenance thru a work order which will be forwarded to Management.

Board of Directors

RESOLUTION

At a meeting of the Board of Directors of "

held on the 8th day of March 1993,

upon the motion of Roberta Haker and seconded

by Erving Moskowitz, the following Resolution was adopted by the Board of Directors:

"RESOLVED, that should a purchaser of stock of the housing company receive financing from a lending institution and subsequently default on the obligation to the lender resulting in the foreclosure by the lender on the shares and lease, the housing company will exempt the lender from any obligation to pay a transfer fee to the housing company on the sale of the stock, unless there is a surplus from the sale above and beyond the amount required to satisfy in full the borrowers obligation to the lender. Then, and only in that event, will the surplus be required to be applied towards whatever transfer fee would normally be due."

[Signature]
SECRETARY

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