

CO-OPERATIVE OWNERSHIP

In a co-operative form of group ownership, each tenant of a building is a stockholder in a corporation that owns the real estate and all improvements thereon. Members of the Co-operative are jointly and severally responsible for the obligations and actions of the corporation.

The members possess a percentage portion of the corporation, and are periodically assessed (monthly), a fixed amount that goes toward the payment of taxes, general maintenance, salaries, repairs as well as all other operational expenses. (Members receive an accounting of their respective share of taxes paid annually on their dwelling unit for personal income tax reporting purposes.)

Owning a co-op really means owning shares in a corporation which owns the property, including all units plus all common areas.

No mortgages or liens of any kind are permitted. All purchases of Co-operative Shares are to be made with cash (certified check).

Occupancy

The Certificate Holder is entitled to a Proprietary Lease which bestows upon them the right of possession to the premises selected, subject, however to the rules and regulations set forth in the By-Laws and Proprietary Lease.

All Certificate Holders must be residents of the Co-op and must be at least 55 years of age except in the case of a husband and wife where only one spouse needs to meet the age requirement.

The Proprietary Lease states said unit shall be used for residential purposes only, no business, commercial or professional use shall be permitted. Occupancy of unit is restricted to not more than 3 persons, one of whom has to be a Certificate holding member of said Co-operative and must be, by law, at least 55 years of age. No one under 19 years of age shall be permitted to permanently dwell in the unit.

Improvements

Structural improvements to the property such as patios, covered or enclosed patios, thru-the-wall air conditioners, central air conditioning, awnings, sidewalks, windows, doors or any other alterations other than cosmetic upgrade of existing improvements within the dwelling, must be first approved formally through the Board of Trustees of the Co-op.

Sales

A Certificate holder is permitted to sell their Membership Certificate and the accompanying Proprietary Lease in the open market, provided, however that such Certificate Holder obtains permission to sell from the Board of Trustees. The Board of Trustees will have the right of first refusal in the purchase of the unit.