



APARTMENT DECORATING AGREEMENT

I request permission to perform decorating and cosmetic alternations to my apartment as described in this application.

I agree that before work begins, Rockcliffe will be provided with a complete copy of every Agreement I wish to enter into with my contractor(s) and/or vendor(s).

I understand that before commencing work, I must procure from any contractor who does work in my apartment a comprehensive personal liability and property damage insurance policy in the amount of \$1,000,000 naming Rockcliffe Apartments Owners, Inc., Community Management and myself as insured parties. The policy will provide that it cannot be terminated until Rockcliffe and Community Management have received ten (10) days written notice of the proposed termination.

In addition, I will have any contractors doing work in my apartment submit to Community Management worker's compensation policies covering all employees of the contractor.

I will also obtain from my contractor and submit to Community Management a letter from my contractor in the form attached hereto as Exhibit A.

I understand that I am liable for all damage which may be caused to the building and its mechanical systems, and to persons and property in the building which may result from or be attributable to the work being performed in my apartment and that any costs incurred by Rockcliffe as a result of such damage, will be treated as Additional Rent under the terms of the Proprietary Lease and added to my Maintenance Fees.

I hereby indemnify and hold harmless Rockcliffe Apartments Owners, Inc., Community Management and the shareholders and occupants of Rockcliffe for damages suffered to any person or property as a result of the work performed in my apartment. I hereby agree to reimburse Rockcliffe, Community Management and the shareholders of Rockcliffe for any expenses, including attorney fees, incurred as the result of work performed in my apartment.

No work shall be done except between the hours of 8:00 AM to 5:00 PM, Monday through Friday. I shall instruct the contractors working in my apartment that they must conclude all work and clean up and exit the building no later than 5:00 PM each day. No work may be performed on weekends, holidays or during extended working hours without the prior written consent of Rockcliffe.

I will direct any contractor working in my apartment to take all precautions to prevent dirt and dust from permeating other areas of the building during the progress of work. All material and rubbish will be placed in barrels or sturdy trash bags before being taken out of the apartment. All rubbish, rubble, discarded equipment, empty packing cartons, etc. will be taken out of the building and removed from the premises at my expense. I will direct my contractors to use the service elevator at all times.

Rockcliffe

ROCKCLIFFE APARTMENTS OWNERS, INC.
10 CRESTMONT ROAD, MONTCLAIR, NEW JERSEY 07042

I recognize that by granting consent to the work, Rockcliffe has not expressed an opinion as to the design, feasibility or efficacy of the work.

My failure to comply with any of the provisions of this Agreement shall be deemed a breach of the provisions of the Proprietary Lease.

I recognize that Rockcliffe has the right to suspend all work and prevent workmen from entering my apartment for any reason other than to remove their tools or equipment in the event of a breach of this Agreement.

I will direct my contractors to follow industry standards in paint removing and sanding. I will direct my contractor to provide me and any other occupant of the apartment with the EPA pamphlet entitled, Protecting Your Family from Lead in the Home and I will provide a written acknowledgment of receipt to my contractor. I acknowledge that Rockcliffe has no liability or obligation in connection with this notification or with any requirements of the EPA pertaining to the removal of lead paint.

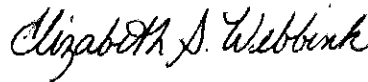
Annexed hereto is a detailed description of the work to be performed which is made a part of this Agreement.

Very truly yours,



Shareholder's Signature

Date: July 2, 2015



Shareholder's Signature

Date: July 2, 2015

PERMISSION GRANTED:

By: Dawn Gutz 7/10/15 - see below;

- ① Must Supply \$500 Refund deposit Check payable to Rockcliffe.
- ② Contractor must supply proof of workers Compensation prior to being let in bldg to do work.



APPLICATION FOR DECORATING/COSMETIC REPAIRS

Name: Gregory R. & Elizabeth S. Webbink
Mobile (Liz): 610-216-1414

Apartment Number: 6M
Mobile (Greg): 610-417-7201

Requested Commencement Date for Work: Post-Labor Day, 2015, precise date cannot be determined until cabinetry is available for delivery. Contractor will be visiting in the interim to refine specifications within the scope described below.

Proposed scope of work: Replacement of appliances, cabinetry, flooring and fixtures in kitchen, adjacent laundry area, and two bathrooms; repainting.

- No loadbearing walls will be moved
- No plumbing or electrical work beyond the confines of the interior walls
- Non-loadbearing walls added circa 1985 to house the refrigerator will be removed/partially replaced.
- ~~Dropped ceiling (also added circa 1985) in the kitchen will be removed.~~ *NOT removing*
- If irreparable, kitchen window will be replaced using the building's approved specifications and contractor.
- All kitchen appliances will be replaced but the locations will not change other than that the refrigerators will be wider and shallower.
- One tub will be replaced with a stall shower using the existing footprint and connections/location for the shower head and drain. *+ cosmetic repairs to second bath*
- The existing stacked washer and dryer in the laundry area may be replaced with smaller, more energy efficient units (including a non-venting dryer). These will be stacked or placed side-by-side, depending on the contractor's discussion with Montclair's electrical inspector.

*AP
Liz
7/9/15*

*AP
Liz*

The proposed contractor, Anthony J. (Joe) Pezzello has met with Vinnie to discuss water cutoff procedures, and options for carpet protection in the sixth floor hallway. He noted the Co-op's rules and regulations regarding jackhammers and wanted to be clear ahead of time that he will be using a quieter, lower vibration chipping hammer to remove floor and wall tile. Attached is Mr. Pezzello's insurance information. Also he noted that the Township does not distinguish between cosmetic repairs and renovations and their permits will indicate "renovations" even though the project scope does involve moving load bearing walls or invasive plumbing or electrical work.

?

(AP)

*AP
Liz*

Gregory R. Webbink

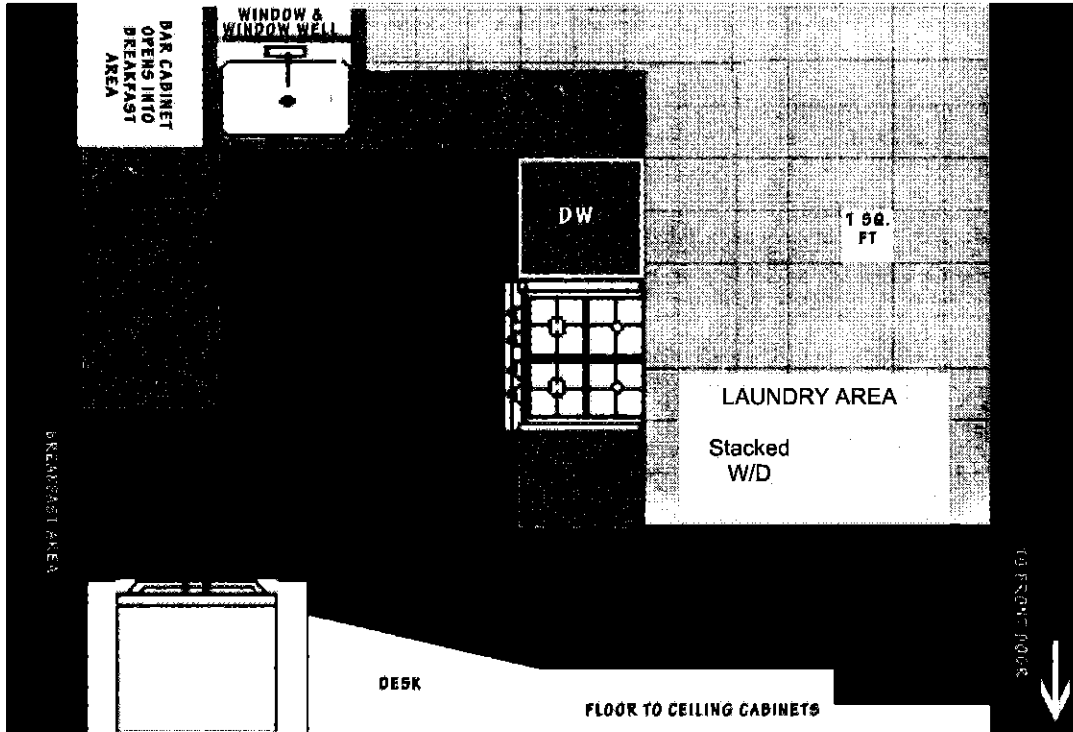
Elizabeth S. Webbink

Shareholder's Signature
Date: June 30, 2015

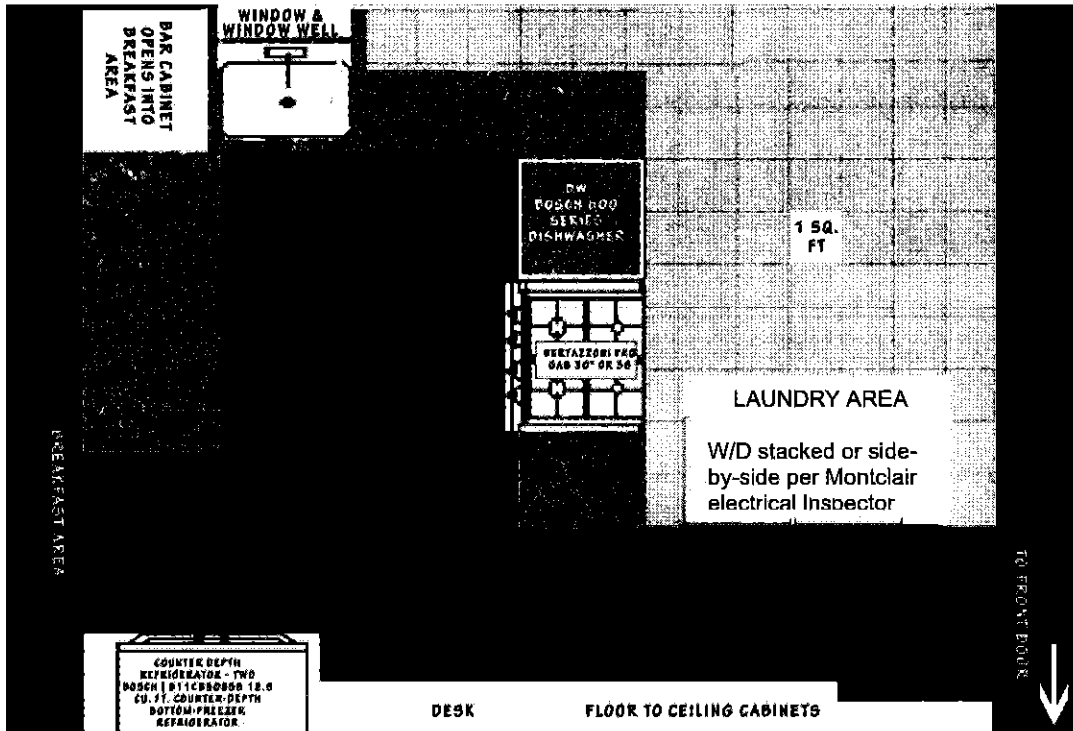
Shareholder's Signature
Date: June 30, 2015

THIS IS AN APPLICATION REQUESTING APPROVAL TO BEGIN A DECORATING PROJECT. NO WORK MAY COMMENCE UNTIL THIS APPLICATION HAS BEEN APPROVED BY ROCKCLIFFE.

CURRENT KITCHEN LAYOUT



PLANNED KITCHEN LAYOUT





ROCKCLIFFE APARTMENTS OWNERS, INC.
10 CRESTMONT ROAD, MONTCLAIR, NEW JERSEY 07042

EXHIBIT "A" CONTRACTOR LETTER

Dear Sir/Madam:

The undersigned has reviewed the Apartment Decorating Agreement between Rockcliffe Apartments Owners, Inc. and the shareholder and the undersigned agrees to abide by the terms of the Agreement and the rules and regulations of Rockcliffe. The undersigned understands that if they do not abide by the terms of the Agreement and the rules and regulations of Rockcliffe, Rockcliffe has the right to stop work in the apartment.

The undersigned hereby waives and releases any right to place a lien against 10 Crestmont Road, Montclair, New Jersey in the event of any payment dispute regarding work in the apartment.

Sincerely,

By: 

Date:  7/2/15

Anthony J. Joe Pezzello
A.J.P. Contracting & Improvement Services
P.O. Box 7123, Colonia, NJ 07067
Tel.: 732.539.5829
Email: info@ajpcis.com

Title: Owner

NJ License No. : 13VH07839400

**TO BE SIGNED BY THE CONTRACTOR AND RETURNED TO ROCKCLIFFE BEFORE
WORK BEGINS**



GOVERNMENT EMPLOYEES INSURANCE COMPANY

Washington DC

VERIFICATION OF COVERAGE
(SEE BELOW UNDER CAUTIONARY NOTE)

INSURED

REBEKAH M AND ANTHONY J
PEZZELLO
503 CYPRESS POINT DR
TOMS RIVER, NJ 08753-4286

Policy Number: 4033043623
Effective Date: 02-18-15
Expiration Date: 08-18-15
Registered State: NEW JERSEY

To whom it may concern:

This letter is to verify that we have issued the policyholder coverage under the above policy number for the dates indicated in the effective and expiration date fields for the vehicle listed. This should serve as proof that the below mentioned vehicle meets or exceeds the financial responsibility requirement for your state.

This verification of coverage does not amend, extend or alter the coverage afforded by this policy.

Vehicle Year: 2007
Make: CHEV
Model: EXPRESS
VIN: 1GCGG29V171241476

COVERAGES	LIMITS	DEDUCTIBLES
BODILY INJURY LIABILITY	\$100,000/\$300,000	
PROPERTY DAMAGE LIABILITY	\$50,000	
PIP FULL PIP PRIMARY	OPTION A	
UNINSURED & UNDERINSURED MOTORISTS	\$100,000/\$300,000	
UNDERINSURED MOTORIST PROPERTY DAMAGE	\$50,000	\$500 DED
COMPREHENSIVE		\$1,500 DED
COLLISION		\$1,500 DED
EMERGENCY ROAD SERVICE	FULL	NON-DED
RENTAL REIMBURSEMENT	\$50/DAY-\$1500 MAX	

___ Lienholder ___ Additional Insured ___ Interested Party

Additional Information:

PLEASE NOTE THAT JOSEPH PEZZELLO IS AN ACTIVE DRIVER ON THIS POLICY

If you have any additional questions, please call 1-800-841-3000.

CAUTIONARY NOTE: THE CURRENT COVERAGES, LIMITS, AND DEDUCTIBLES MAY DIFFER FROM THE COVERAGES, LIMITS, AND DEDUCTIBLES IN EFFECT AT OTHER TIMES DURING THE POLICY PERIOD. THIS VERIFICATION OF COVERAGE REFLECTS THE COVERAGES, LIMITS AND DEDUCTIBLES AS OF THE ISSUED DATE OF THIS DOCUMENT WHICH IS SHOWN UNDER "ADDITIONAL INFORMATION" OR IF AN ISSUED DATE IS NOT SHOWN, THE DATE OF THIS FACSIMILE.