



APPLICATION FOR DECORATING/COSMETIC REPAIRS

Name: _____

Apartment Number: _____

Home Phone: _____

Work Phone: _____

Requested Commencement Date for Work: _____

Proposed scope of work: _____

Shareholder's Signature

Shareholder's Signature

Date

Date

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



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.



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

Shareholder's Signature

Date

Date

PERMISSION GRANTED:

By: _____



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: _____

Name: _____

Title: _____

NJ License No. : _____

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