



Balcony & Terrace Inspections

SO Property Managers are conducting inspections to identify infractions of the Occupancy Agreement relative to balconies and terraces throughout the development.

Rules 3 & 4 of the Occupancy Agreement states:

3. “No alterations, additions or improvements shall be made to the balconies or terraces of the leased premises, including but not limited to the installation of screens or other enclosures thereon.

4. The leased premises and the balconies or terraces thereof may be painted only in accordance with the rules therefore established by the Cooperative.”

Since the beginning of the year, more than 400 letters have been sent to high-rise and B-townhouse shareholders advising them to cure infractions observed on their balcony or terrace. Failure to do so will result in a Community Complaint fine for “Defacing Riverbay property,” in the amount of \$300.

Shareholders are reminded that no extraneous material or fixtures can be adhered, affixed or attached to their balcony or terrace railing or walls. Over time, these material can act as “sails” in inclement weather and weaken the infrastructure of the railing causing it to become loose thereby creating a safety hazard to occupants and their visitors.

Portable privacy barriers can be used as long as they are not attached to the railing and are easily removable from the balcony/terrace for safe storage after use to prevent it from becoming wind-borne in windy conditions.

Shareholders with concerns about information stated in their letter, including the deadline to address the identified condition/s, should contact their respective CSO.

Thank you for your cooperation.

—**Riverbay Management**