

Riverside Park Place Condominium

An Architecturally Distinguished Mid-Century Modern Highrise Residence on Wall Street

Riverside Park Place Condominium Unit Inspection Follow-up Policy

The unit inspections at Riverside Park Place Condominium are essential to maintain the safety, welfare, and integrity of the building. These inspections focus on high-rise living concerns such as water leaks, fire safety, and emergency access; all of which are critical to protecting the property and residents.

Key Areas of Concern:

- Water Leaks
- Fire Safety
- Emergency Access: (as outlined in Exhibit “A” to the Master Deed, Article VI: Section 15: Right of Access of the Association).

Inspection Follow-up Process:

1. Inspection Report:

- On the day of the inspection, the co-owner will be provided a copy of the report, which will highlight any deficiencies in yellow for easy reference. Co-owners who are off-site will receive the report by email or postal mail, with the postmarked envelope serving as proof of receipt.

2. Correction Period:

- Co-owners must address the identified deficiencies within 30 days (see above) of receiving the inspection report.

3. Re-inspection:

- A follow-up inspection will be conducted 30 days after the initial inspection.
- If the deficiencies have not been corrected, the following fines will be imposed (fines are cumulative):
 - **Non-functioning or out-of-date smoke detector:** \$150
 - **Non-functioning plumbing valve(s):** \$150
 - **Main cold water valve in bathroom not functioning or accessible:** \$150
 - **No fire extinguisher present:** \$50
 - **Breaker electrical panel not accessible:** \$50
 - **No keys or codes on file for emergency access:** \$200

4. Uncorrected Issues:

If the following deficiencies remain uncorrected at the time of the reinspection...

- Non-functioning plumbing valves
- Non-functioning or out-of-date smoke detectors

...then, in addition to fines, the Association will arrange for the necessary repairs and/or installations and bill the cost back to the co-owner.

References to Governing Documents: Exhibit “A” to the Master Deed:

- Article VI: Restrictions, Section 17 (Co-owner Maintenance)
- Article VI: Section 15 (Right to Access of the Association)
- Article VI: Restrictions: Section 6 (Alterations and Modifications of Units and Common Elements)

This policy ensures the ongoing safety and well-being of all residents at Riverside Park Place Condominium.

Co-owners are strongly encouraged to correct deficiencies promptly to avoid penalties and to ensure the property remains in compliance with safety standards.