

Table of Contents

	<u>Page</u>
I. Creation of a Cooperative	1
II. Cooperative Basics.....	1
III. Applicable Statutes	4
IV. Governing Documents	4
V. The Business Judgment Rule.....	5
VI. Apartment Transfers -- Discrimination And Duty To Shareholder	11
VII. The Real Property Law's Landlord Tenant Provisions (Art. 7), Including The Warranty Of Habitability, Are Applicable To Cooperatives.	16
VIII. Management Agreements	18
IX. Holders of Unsold Shares	18
X. Elections.....	19
XI. Repair Obligations	21