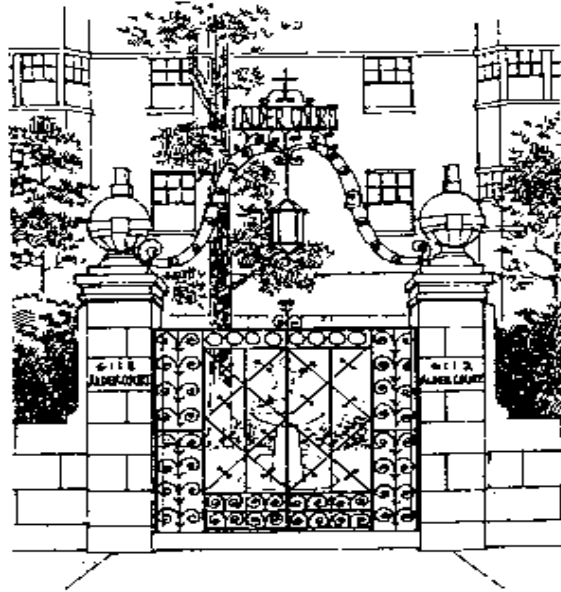


HOUSE RULES



ALDER COURT APARTMENTS, INC.
6112 ALDER STREET
PITTSBURGH, PA 15206

Adopted - March 8, 1979
Revised - December, 1997
Amended - March 1998
Revised - January 2001
Revised – February 20, 2002
Revised – January 25, 2005

These HOUSE RULES are intended to furnish guidelines to promote peaceful and pleasant living among the residents, with all of us observing a concern for our neighbors and an awareness of the need for an even-handed settling of any problems that may arise.

Alder Court Apartments, Inc. consists of 24 apartment units, of varying sizes, as well as laundries, office, storage, and service units. In addition, it has a courtyard, a side yard and a back yard, and 7 single garages and one double garage. These facilities are intended to support and provide for the comfortable occupancy of the premises by the owner/tenants.

Every effort is made to keep the building in good condition. The well-planned structure is comfortable and has a character of its own, keeping the integrity of the architecture since 1913. For many people the age of the structure and its period amenities have great charm. As a designated Pittsburgh History & Landmarks building, exterior appearances cannot be changed, although within apartments most owners have modernized facilities to suit their needs and tastes. Prospective buyers should understand, however, that in purchasing a unit in Alder court they are buying it "as is" with occasional faults attributable to the age of the building.

Another factor that must be emphasized is the mutual responsibility of each owner to the general well being of the Alder Court complex. The sharing of decisions, participation in a limited number of activities (such as service on the Board of Directors, on committees, on special events) makes this truly a COOPERATIVE.

SECURITY:

Conditions in the city make it necessary to provide access to the structure and its apartments by controlled means.

Smoking is prohibited in any of the interior common areas. These areas include, but are not limited to, the entrance vestibules, stairwells, basement, and laundry areas.

All entrances to the apartment structure must be kept locked at all times.

All entrances are keyed alike. Each owner-tenant is provided with a key to gain access to his or her tier and to the common areas.

The electrically controlled locks at the front doors have been installed for convenience. Unless the owner-tenant is positive of the identity of the caller by voice, he should be identified by sight before granting admission by activating the lock. The custodians are expected to be accessible to service people during business hours. If one expects an artisan or a house worker who is not on a regular schedule, please notify the custodian in advance by calling 412-661-9541 (custodian and the office).

Our service staff (custodian and building superintendent) is on duty Monday through Friday. Neither is on duty on Saturday or Sunday except in an emergency. The hours covered are 8:00 AM to 5:00 PM with appropriate time for lunch which may vary according to the work schedule.

The work schedule for both the custodian and building superintendent is planned for and directed by Bill Patton of Arnheim & Neely, Inc. Any request for service and any complaint should be directed to Mr. Patton's office, 412-316-0063, and not to the staff. That office is covered Monday through Friday from 8:30 AM to 5:00 PM, with the exception of the noon to 1:00 PM lunch hour. In an emergency at other times, call Arnheim & Neely, Inc. at 412-391-1900, and their answering service will contact the proper party. Any direct request to our service staff will be directed by them through Arnheim & Neely prior to scheduling.

A representative of Arnheim & Neely, Inc. or the Board of Directors has the right at a time of emergency from fire, theft, water leaks, and the like to enter any apartment. For this purpose, a duplicate set of keys currently in use should be lodged in the key locker. If the representative is unable to gain access in such an instance because of the unavailability of such keys, management has been given the authority to gain access by other appropriate means. In addition, the owner-tenant may be held liable for damage done to other units of the building.

No object should be left in the entry or passageways, on stairways or in halls, or on walkways outside the building. This request is to avoid accidents to occupants or others.

The general design and construction of Alder Court Apartments offer reasonable protection against spreading fire. However, every occupant must consciously take every precaution to avoid starting a fire; never throw hot ashes or cigarette or cigar ends in waste baskets; repair frayed wires promptly; do not overload your electric circuits; unplug instant-on televisions and clock radios in your absence from the apartment. Note the location of fire extinguishers with respect to your apartment. Read directions for use. Plan possible escape routes from every room in your apartment. Give children their instructions. Do not open a door into a hall if there is a suspicion of heat or smoke on the other side. If you see a fire, call the Fire Department immediately. The emergency number is 911. Stay on the line long enough to direct the Fire Department to the proper address. There are frequently delays in the Fire Department's arrival at a fire because a panicky caller did not give sufficient information.

Changes in temperature and humidity affect the length of elevator cables and sensitivity of floor selectors so that at times the car floor may not register exactly with the building floor. Therefore, care should be taken upon entering or leaving the elevators to avoid accidents.

Children should not be permitted by their parents to operate or play in the elevators or on the fire escapes.

¹Smoking is prohibited in any of the interior common areas. These areas include, but are not limited to, the entrance vestibules, stairwells, basement and laundry areas.

USAGE:

No business inviting or encouraging public access to the premises may be conducted thereon. No sign, advertisement or notice may be inscribed, painted, or affixed on any part of the building.

Any addition to the agreed upon occupancy of any apartment unit must be discussed with and approved in writing by the Board of Directors.

The patio on the west side of the building is for the use of owner-tenants. On occasion, it may be reserved for entertaining by notifying the president of the Corporation and by posting announcement on the chalkboard in the basement.

INSTALLATIONS, REPAIRS, REPLACEMENTS, REFURNISHING:

All work for the account of owner-tenant must be done by qualified registered electricians and licensed plumbers.

Work affecting bearing walls or supporting structures may not be undertaken without written permission of the Board of Directors.

All new electrical wiring and repairs of existing wiring must comply with City regulations and ordinances applicable thereto.

All gas connections must be made and tested by a registered plumber or other qualified person.

Contractors are not permitted to work in members' apartments before 8:30 A.M. and must finish by 6:00 P.M. No major work is permitted at any time on Saturday and Sunday. It shall be the sole discretion of management as to what constitutes major work.

Air conditioners - permission of Arnheim & Neely must be obtained before installing an air conditioner. The size of the unit and load on the electric line will be checked. There is a per unit per year charge to cover the cost of the energy used by the unit. The amount of the charge will be determined at the April meeting of the Board of Directors based upon then current rates, and the shareholders will be advised of the charge.

Any air conditioner that is not in working condition must be removed from the window to avoid being charged the yearly energy cost. Air conditioners are installed in the Spring and are taken out and stored in the tenant's locker in the Fall by the building staff. Anyone wishing storage elsewhere will be subject to approval and/or fee.

¹ Amended by the Alder Court Board of Directors on January 25, 2005.

Antennas are not permitted on the roof.

Floors must be covered so that heavy traffic does not disturb tenants below.

Care should be exercised to avoid stoppage in drain lines and resultant flooding. The cost of repairing sinks, waterclosets, and other water appliances will be for the account of the occupant.

Damage to another apartment by water will be repaired at the cost of the offending owner-tenant.

All expenditures for repairs within the space enclosed by the walls, ceilings, or floors of any apartment authorized by the owner-tenant are to be for the account of the owner-tenant unless specifically excepted by these rules or by action of the Board of Directors.

SERVICES:

Garbage is collected on Monday, Wednesday, and Friday during the morning hours. At times during the winter months, weather conditions may require an alternate plan. Owners will be so notified.

LAUNDRIES:

The seven laundries are community property and space is allocated to each shareholder. A schedule is hanging in laundry #4 assigning the times for usage of the coin operated washers and dryers.

When space permits, individually owned equipment may be installed through arrangements with Arnheim & Neely, Inc. No owner-tenant may have space for more than one washer and dryer. Any equipment either not in repair or not currently used must be stored in the shareholder's locker rather than in the laundry room. No electric dryers are permitted - only gas dryers may be used.

Laundries must not be used after 11:00 P.M.

Laundry #4 is equipped with two coin operated washers and dryers for the convenience of the owner-tenants.

NOISE:

TV, radio, and musical instruments should not be played after 11:00 P.M. unless the sound is muted and kept within one's own apartment. In this regard, consideration for one's neighbors would dictate moderation in tone and use. This is especially important in summer when windows are open.

GENERAL:

Windows facing the courtyard should be dressed preferably in white or off-white curtains, blinds, or with a neutral color compatible with the building's exterior. Awnings may not be installed in windows facing the courtyard.

Air-conditioners may not be installed in the windows facing the courtyard.

Furniture may not be moved into and out of Alder Court on Sunday without express permission of the Board of Directors or Arnheim & Neely, Inc.

Electrical ranges and clothes dryers may not be installed.

In order to prevent smoke and cooking odors from invading an adjacent apartment, no cooking on fire escape landings or porches is permitted.

Door screens may be replaced at owner's expense. Window screens are provided. Screens are taken out by custodians in the fall and replaced in the spring.

Carpeting and mats are not permitted on fire escapes or porches as they trap moisture and rust the metal flooring. Heavy furniture that damages the floor paint is also not permissible.

In order to conform with City Ordinances, all fire escapes, fire escape landings, and porches must be kept uncluttered. An exception would be a modest display of plants such as many residents have provided which enhance the appearance of the building and give pleasure to many. In this connection, it is suggested that since all porches are shared, consultation with one's neighbor regarding such adornments is appropriate.

Articles of furniture and appliances may not be moved without first installing padding within the elevator cages.

No member or occupant is permitted to hold a public sale of household goods on the premises of Alder Court Apartments.

No solicitation by any person or persons whatsoever is to be permitted in the building.

RESPONSIBILITY:

Alder Court Apartments, Inc. disclaims any and all responsibility for loss of property on the premises resulting from causes over which it has no control.

Property left by or for members with the manager, superintendent or other employees of the Corporation will be received by them as agents of said members and not of the Corporation and the Corporation shall not be responsible for any loss or damage to such property.

Under no circumstances will permission be given to a non-resident of Alder Court Apartments to enter a locked apartment of an owner-tenant in his absence, even if the request is made by a member of the owner-tenant's family, without prior written permission being given in writing to either Arnheim & Neely, Inc. or to the president of the Corporation.

Expenditures made by owner-tenants without prior approval of Arnheim & Neely, Inc. will not be reimbursed.

The Corporation carries insurance to protect its property. It has no responsibility for damage done to owner-tenant's property and assumes and recommends that owner-tenants carry a Homeowner's policy.

When an owner-tenant plans to leave an apartment unoccupied, information should be lodged with Arnheim & Neely, Inc. as to the duration and whom it should contact in case on an emergency. In the event of long absences, arrangements should be made to have utility services checked periodically.

The Corporation or its Agents shall not be responsible to the members for any non-observance of rules or regulations on the part of other members.

Adopted by the Board of Directors this 8th day of March, 1979 in accordance with Article II, Section 7, of the by-laws and Paragraph 13 of the Proprietary Lease. Modified 12/97. Amended 3/24/98. Modified 1/01. Modified 2/20/02.

February 1, 2005

HOUSE RULE AMENDMENT

Dear Alder Court Residents:

For building Security purposes, On January 25, 2005, your elected Board amended one section of the House Rules under the heading of Page 2, SECURITY,

This section has been amended by adding the following sentence:

“Smoking is prohibited in any of the interior common areas. These areas include, but are not limited to, the entrance vestibules, stairwells, basement and laundry areas”.

All other provisions remain unchanged.

Please keep this amendment of the House Rules with your copy of the governing documents and refer to it as needed.

Sincerely,

Arnheim & Neely, Inc., Agents
William D. Patton, ARM®
For the Alder Court Board of Directors