

RULES AND REGULATIONS OF

HOWE COURT CONDOMINIUM

The terms herein shall have the same meanings as defined in the Declaration of Condominium of the property known as Howe Court Condominium, a condominium created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees and occupants of the Units and of the Common Elements and their agents, employees and invitees and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules, and all amendments thereof.

A. GENERAL

1. The Units and Common Elements (including Limited Common Elements) shall be used only for the purposes set forth in the Declaration and ByLaws.

2. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common Elements intended for the use of Unit Owners, and shall not be obstructed.

3. All personal property shall be stored with the Units.

4. Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows or roof-top patio of the Building. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including without limitation awnings, clotheslines, aerials, signs, ventilators, or fans. Only white shades, blinds, drapes, or linings thereof, shall be permitted which may be visible from the exterior of the building. Air conditioners shall be permitted but may not project beyond the plane of the exterior of the building without consent of the Board.

5. Nothing shall be done, including without limitation cooking, working, causing vibration or odors which shall unreasonably disturb or interfere with the rights, comfort or convenience of other occupants of the Building. No cooking of any type (e.g., open fires, charcoal grills) shall be permitted in the common areas.

6. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

7. Employees of the Association or Management Company shall not be sent off the condominium premises by any Unit Owner for any purpose or directed to perform any function other than those for which they are employed.

8. Sinks and toilets shall not be used for any purpose other than that for which designed.

9. Garbage and refuse shall be deposited only in the containers specified by the Executive Board and only at such times and in such manner as the Executive Board or its agent shall direct.

10. The Executive Board shall have the right, at the request of a Unit Owner, to retain a passkey to each Unit in order to have emergency access to the Unit.

11. Water shall not be used in unnecessary or unreasonable quantities and the Unit Owner causing such use shall be liable for the cost of the amount used.

12. No Unit Owner shall keep any explosive or flammable material or substance in his Unit, except ordinary household products.

13. Damage to any portion of the Property caused by minor children of the Unit Owners or by guests, invitees, visitors or licensees of the Unit Owners shall be repaired at the expense of the responsible Unit Owners.

14. No Unit Owner shall make, or permit his family, visitors, or licensees to make, any noise or activity that will interfere with the rights, comfort, or convenience of other Unit Owners including, but not limited to, playing a musical instrument, phonograph, television or radio.

15. No radio or television antenna shall be erected or installed on the exterior walls of a Unit or on the Common Elements, including the roof, other than those used by the owner of the Carriage House.

16. These Rules and Regulation are adopted pursuant to the Declaration of Condominium and By-Laws and may be enforced in accordance with those documents.

17. The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

B. PARKING AND STORAGE

1. All personal property placed in any portion of the building or any place appurtenant thereto, including without limitation the storage areas, shall be at the sole risk of the Unit Owner and the Association shall in no event be liable for the loss, destruction, theft or damage of or to that property.

2. Should an employee of the Association at the request of a Unit Owner move, handle or store any articles in storage rooms or remove any articles therefrom or handle, move, park or drive any automobile placed in the parking areas, then, and in every such case, that employee shall be deemed the agent of the Unit Owner. The Association shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.

3. Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking passenger vehicles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in those areas, if any, designated specifically for such parking by the Executive Board. All vehicles

must have current license plates and be in operating condition. No vehicles shall be parked on the Condominium with conspicuous "For Sale" signs attached.

4. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parking in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.

5. Parking so as to block sidewalks, driveways or parking spaces shall not be permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Condominium, the Association shall be held harmless by that Unit Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of state or local laws and ordinances are expressly waived. The Unit Owner shall indemnify the Association against any liability that may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

C. PETS

1. No animals or reptiles of any kind shall be raised, bred or kept in any Unit or on the Common Elements, except that those pets residing in the Building at the time of conversion may remain but may not thereafter be replaced, subject, however, to the following rules.

2. One pet may be maintained in a Unit so long as it is not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness.

3. Each pet must be registered and innoculated as required by law and registered with the Association office.

4. Pet owners are fully responsible for any personal injuries or property damage or both caused by their pets.

5. Pets must be leashed. Leashes may not exceed six (6') feet in length.

6. Owners of pets walked on the Common Elements must promptly clean up their pets' droppings.

D. ROOF-TOP GARDEN

1. No cooking shall be permitted at any time.

2. Hours and days of use may be regulated by resolution of the Executive Board.

3. Personal furniture and other property shall not be stored or left on the roof except when actually in use.

Adopted this _____ day of _____, 1985.

HOWE COURT CONDOMINIUM ASSOCIATION

BY: _____

