

5100 FIFTH AVENUE CONDOMINIUM

HOUSE RULES

By Resolution dated November 11, 1980 in accordance with Article V, Section 17(c) and made an integral part thereof, the Council of 5100 Fifth Avenue Condominium has set forth the following House Rules and Regulations for the operation of 5100 Fifth Avenue Condominium and the comfort of its Unit Owners:

1. The public halls, sidewalks and stairwells shall not be obstructed or used for any other purpose than for ingress or egress from the apartments.
2. No owner shall make or permit any disturbing noise in the building by himself, his family, friends, servants, tradesmen or guests - nor do or permit anything to be done by such persons that will interfere with the rights, comforts or conveniences of other owners. None of the above shall play upon or suffer to be played upon any musical instrument in the premises between the hours of 10:00 P.M. and the following 9:00 A.M. if the same shall disturb or annoy other occupants of the building.
3. Kitchen odors must be controlled by the use of the range fan and keeping all communicating doors closed.
4. Shopping carts must be returned into the freight elevator as soon as emptied and not left in halls. No baby carriages, bicycles or skates may be allowed to be left in the halls, stairwells, passageways or lobby of the building nor may they be ridden in any portion thereof.
5. Dogs, cats, parrots, birds or reptiles may not be kept in any apartment by Unit Owners nor may they be brought into the building by their guests. Unit Owners who presently have pets living in their apartments can retain these pets, but upon the demise of these pets, they cannot be replaced.
6. Patios and Balconies may not be used for storage and must be kept in presentable condition for aesthetic purposes.

7. Parking on driveway is prohibited.
8. Apartment Rentals - must meet the approval of Council and be for a minimum length of 12 consecutive months to same party. Apartment may not be sublet by lessee - lessee must abide by all rules and regulations of the condominium. Council has right of first refusal for sales and/or rentals.
9. Laundry Room - no clothing or other material shall be dyed or tinted in these machines. Washers and dryers and tubs will be cleaned by each owner or their employee after each use so it will be ready for the next person. Non-residents may not use the laundry facilities.
10. Wiring - owner shall pay attention to overloading of electrical outlets to prevent starting of fires.
11. No solicitation by any person or persons whatsoever is to be permitted in the building - do not indiscriminately let people into the building.
12. No window fans or window air-conditioning units are permitted to be installed in any apartment.
13. No perishable fruit to food stuff is permitted to be stored in the locker room.
14. Servants and employees entering the building shall use the garage entrance. They shall be required to sign in and sign out at the registry in the garage office. They may NOT be give a key to the common doors of the building.
15. Children shall not be permitted to loiter or play on the stairways or in the halls, lobby, elevator, parking areas, driveway or garage.
16. No shades, awnings or window guards shall be used except with approval of Council. - color of window covering must be uniform with the rest of building.
17. Owners with laundry or dry cleaning to be picked up or delivered shall leave same in designate area in garage. Owners hold condo association harmless for any articles lost, damaged, stolen, etc.

18. Owners are required to submit to Council the names of all persons residing in their apartments and to keep Council advised of any changes in such occupancy.
19. Disposals must be used for wet garbage - other garbage and rubbish must be wrapped securely and placed in containers provided on each floor - newspapers and magazines shall be stacked neatly on the floor beside the container.
20. Council reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the occupants thereof.
21. Unit owners/residents agree to provide access to their units when work is to be done in the building by council/management approved contractor, vendor or employee(s).
22. Moving in or out of the building shall be limited to 9:00AM to 4:00PM Monday thru Friday only. No holiday, weekend or evening moves are permitted. Fines will be imposed for violations. Mover must provide guard service.
23. Construction work is permitted as follows, 9:00AM to 4:00PM weekdays only, except for emergencies. No holiday, weekend or evening work permitted. Fines will be imposed for violations.

HOUSE RULES ADDENDUM

Feb 2, 1981

By Resolution dated February 2, 1981 in accordance with Article V, Section 17(c) of the Code of Regulations and made an integral part thereof, the Council of 5100 FIFTH AVENUE CONDOMINIUM has set forth the following building rules and regulations for the operation of 5100 FIFTH AVENUE CONDOMINIUM and the comfort of its occupants.

When a Unit Owner wishes changes or alterations to be made to the electrical facilities of his unit, such changes and alterations must be made by a contractor registered to do business in the City of Pittsburgh. When a Unit Owner wishes changes or alterations to be made to the plumbing facilities of his unit, such changes and alterations must be made by a plumber registered with the Allegheny County Health Department. Building permits and electrical permits must be obtained and copies submitted to the Condominium Association prior to work commencing. All work performed must comply with all existing building, fire, electrical, plumbing and safety codes and insurance company requirements.

Keys to the public entrance doors of the building are for the sole use of Unit Owners only. Under no circumstances are domestics or trades people or guests to be given keys to these doors.

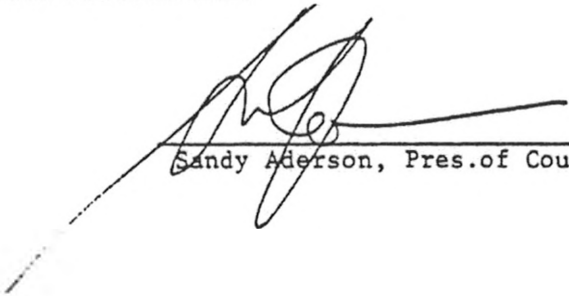
HOUSE RULES ADDENDUM

By Resolution of the Council of 5100 Fifth Avenue Condominium, this July 13, 1987, effective immediately the following rule shall apply to all move-ins and move-outs of the building for security reasons:

There shall be a \$200 fee charged for each move-in and move-out scheduled in or out of the building. The fee will be used to hire a security guard (up to 8 hours maximum) and cover any minor assistance that may be required of the building staff in conjunction with the move-in or move-out.

The fee is non-refundable, and shall apply to any and all move-ins or move-outs. (Any costs over and above this fee will be payable by the unit owner or tenant involved in the move. Additional costs shall include any damage done, additional costs for security guards in the event that the move is not completed in the 8 hour period as scheduled, or additional services provided by the building staff.)

This Rule shall take effect immediately and payment of the \$200 fee must be made before a move can be scheduled. Management will arrange for the security guard service once the fee is paid and the moving date is set. The \$200 fee shall be payable to 5100 Fifth Avenue Condominium Association.



Sandy Aderson, Pres. of Council