

SCHEDULE 3

RULES AND REGULATIONS

**BENEDUM
~~GREYSTONE~~ CONDOMINIUM**

RULES AND REGULATIONS OF
GREYSTONE CONDOMINIUM

All terms used in these Rules and Regulations shall have the same meanings as defined in the Declaration of Condominium (the "Declaration") for Greystone Condominium (the "Condominium"), created under and subject to the Pennsylvania Uniform Condominium Act (the "Act"). All present and future owners, mortgagees, lessees and occupants of the Units within the Condominium and their agents, employees and invitees and any other person or entity who or which may use any Unit or the facilities of the Condominium are subject to and bound by these Rules, and all amendments thereof. All capitalized terms not otherwise defined below shall have the meanings given those terms in the Declaration.

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 By-Laws.

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 within the Units or kept in the storage lockers appurtenant to a Unit. Garage space may only be used for the storage of automobiles and may not be used for the storage of personal property.

4. Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, balconies or decks 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, ventilators, fans or signs. Only white shades, blinds, drapes or linings shall be permitted which may be visible from the exterior of the Building.

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. Any 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 the managing agent 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 firearms or 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 Unit Owners, 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 or her guests, invitees, 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.

16. No door-to-door solicitation shall be permitted in the Building.

17. Outside doors will be kept locked at all times. No one shall be admitted to the Building by the Unit Owner, unless visiting or making a delivery to that Unit Owner. Other security procedures adopted by the Executive Board from time to time shall be strictly observed.

B. PETS

1. A Unit Owner shall have the right to keep not more than one (1) household pet (or one aquarium) in any Unit provided that:

(i) the animal weighs less than twenty-five (25) pounds; and

(ii) the animal is not kept for any commercial purpose; and

(iii) the animal is kept on a hand-held leash when outside a Unit; and

(iv) the animal does not, in the judgment of the Executive Board, constitute a nuisance to others.

The Executive Board shall have the right to amend, modify or add to these Rules and Regulations any and all provisions relating to pets. All pets must be kept in strict accordance with these Rules and Regulations, as from time to time amended, modified or added to, and any violation of any provision relating to pets may result in a revocation of the right to keep the pet at the Condominium.

C. PARKING

1. No Unit Owner, or the Unit Owner's guests, invitees, visitors or licensees shall park any commercial vehicle, trailer, or boat in any area (other than for deliveries to the Unit Owner) or abandon any automobile or other vehicle in any parking area or other part of the Common Elements or block the access to parking spaces other than those assigned to the occupant.

2. Traffic regulations adopted by the Executive Board shall be strictly obeyed by the Unit Owners, their agents, servants and employees, as well as by guests, visitors, licensees and invitees.

D. ENFORCEMENT; CONFLICT; AMENDMENT

1. These Rules and Regulations are adopted pursuant to the Declaration and By-Laws and may be enforced in accordance with those documents. The terms and provisions of the Act, the Declaration and the By-Laws shall control in case of any conflict between the provisions of these Rules and Regulations.

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

SCHEDULE 3

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GREYSTONE CONDOMINIUM

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