

**RESTATED BY-LAWS**

**of**

**LINDEN PLACE CORPORATION**

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LINDEN PLACE CORPORATION

RESTATED BY-LAWS

ARTICLE I

Principal Office and Place of Business

Section 1. Principal Office: The principal office of the Corporation shall be located in Sewickley, Commonwealth of Pennsylvania, at 201 Grant Street, or at such other place or places as may from time to time be designated by the Board of Directors.

Section 2. Additional Offices: The Corporation may have additional offices at such places as the Board of Directors may from time to time determine or the business of the Corporation may require.

ARTICLE II

Definitions

The following terms have the following meanings whenever used throughout the By-laws:

Section 1. Articles of Incorporation: The document filed for record in and accepted by the Secretary of the Commonwealth of Pennsylvania, and which organizes the Corporation as a nonprofit corporation.

Section 2. Board of Directors (or "Board"): The executive and administrative entity of the Corporation designated or elected as provided in the Articles of Incorporation and in the By-laws to act for and direct the affairs of the Corporation in the interests of the Members.

Section 3. By-laws: The By-laws established for the purpose of managing and directing the affairs of the Corporation, and such amendments hereto as may be made from time to time in accordance with the By-laws.

Section 4. Capital Improvement Reserve Fund: The reserve fund established by the Corporation and maintained in accordance with Article IX, Section 1(g) of the By-laws, and for other appropriate corporate purposes as determined by the Board of Directors in accordance with the By-laws.

Section 5. Common Areas: All of the Property, other than the Dwelling Units, for which the Corporation will assume the responsibilities of maintenance, renovation and/or replacement.

Section 6. Cooperative Fees: The estimated amount in cash which the Board of Directors from time to time in its judgment determines to be necessary or proper for (a) the operation, maintenance, care, alteration and improvement, including capital improvements, of the Property during the year or portion of the year for which such determination is made; (b) the creation of such reserves as it may deem proper; and (c) the payment of any obligations, borrowings, debts, liabilities or expenses incurred (even though incurred during a prior period) or to be incurred, after giving consideration to (i) income expected to be received during such period (other than from Occupancy Agreements), and (ii) cash on hand which the Board of Directors in its discretion may choose to apply. The Cooperative Fees may be adjusted or re-determined from time to time by the Board of Directors in accordance with and subject to the limitations of the By-laws and the Occupancy Agreements.

Section 7. Corporation: Linden Place Corporation, a Pennsylvania nonprofit corporation.

Section 8. Dwelling Unit: An individual dwelling unit, as such dwelling unit is identified by a certificate of Shares, as described in an Occupancy Agreement executed in connection with said certificate of Shares. Such Dwelling Unit shall consist of the rooms in the Property as partitioned on the date the Occupancy Agreement is executed and designated by a unit number specified in the Occupancy Agreement, together with the storage locker and parking space(s), if any, assigned to such Dwelling Unit. The Dwelling Unit shall include the right to the use of the appurtenances and fixtures and any closets, patios, balconies, or portion thereof outside of the Dwelling Unit which are allocated exclusively to the Dwelling Unit, and the right to use the personal property owned by the Corporation in the Dwelling Unit.

Section 9. First Share Lien: The first security interest of a Share Lender in a Member's Shares and Occupancy Agreement securing a Share Loan to the Member by a Share Lender.

Section 10. First Share Lien Notification: Notification to the Corporation by the Member of the existence of a First Share Lien and the identity of the Share Lender holding or owning said Lien.

Section 11. House Rules: The published rules and regulations for the use and operation of the Property and of the Corporation as adopted from time to time by the Board of Directors of the Corporation pursuant to the provisions of the By-laws of the Corporation.

Section 12. Managing Agent: The person or entity employed by the Corporation at the direction of the Board of Directors, pursuant to the By-laws, to perform such duties as the Board of Directors may authorize.

Section 13. Member: A person owning Shares in the Corporation and coupled with a possessory interest in a Dwelling Unit under an Occupancy Agreement by and between the Corporation and such Member. The Corporation shall make membership available on a voluntary basis without any social, political, racial, or religious discrimination and without any discrimination on the basis of age, sex, marital status, handicap, or sexual preference.

Section 14. Occupancy Agreement: A proprietary lease agreement by and between the Member and the Corporation pursuant to which the Member has a possessory interest in the Dwelling Unit and which Occupancy Agreement otherwise governs the relationship between the Corporation and the Member.

Section 15. Officers: The persons elected by the Board of Directors pursuant to the By-laws to perform such duties as are specified in the By-laws and by the Board of Directors.

Section 16. Person: A natural person, estate, trust, the Corporation, or Share Lender.

Section 17. Property: All of the buildings and real property, including the Dwelling Units, owned by the Corporation, along with the improvements and fixtures located thereon, having the following addresses: 201 Grant Street and 72 Linden Place, Sewickley, Pennsylvania 15143, and all of the personal property owned by the Corporation and located thereon.

Section 18. Proportionate Share: The proportionate share of the stock of the Corporation set forth in the Occupancy Agreement.

Section 19. Share Lender: Holder(s) or owner(s) of a first security interest-in, or First Share Lien on, any Shares and/or an Occupancy Agreement.

Section 20. Share Loan: An advance of money by a Share Lender to a Member with a promise to repay, secured and collateralized by pledge, security interest, mortgage, lien, assignment or other hypothecation or transfer of the Shares and the Occupancy Agreement relating to a Dwelling Unit occupied by such Member.

Section 21. Shares: Shares of stock in the Corporation, issued and outstanding from time to time.

Section 22. Special Charges: Costs incurred and/or assessed by the Corporation and owed by a Member for maintenance and upkeep of the Member's Dwelling Unit, including appurtenances thereto and fixtures and personal property therein, if the Member fails or refuses to pay such costs himself, or as otherwise assessed by the Board of Directors pursuant to the By-laws and the Occupancy Agreement.



Section 23. Sublease: An agreement by and between the Member and a natural person(s) transferring only the Member's possessory interest in the Dwelling Unit to such natural person(s) for a term of occupancy less than Member's term of occupancy under the Occupancy Agreement, and which Sublease otherwise governs the relationship between the Member and the Sublessee.

Section 24. Sublessee: A natural person(s) occupying the Dwelling Unit of a Member under a Sublease with that Member.

### ARTICLE III

#### Meetings of Members

Section 1. Annual Meeting: The annual meeting of the Members of the Corporation, for the election of Directors and for such other business as may properly come before such meeting, shall be held during the month of April or May in each year on a date and at such time and place as may be designated by the Board of Directors. The notice of the meeting shall be in writing and signed by the President or the Vice-President or the Secretary or an Assistant Secretary; and shall include the proposed agenda for the meeting. Such notice shall state the time and the place where it is to be held, which shall be within the County of Allegheny, Commonwealth of Pennsylvania, and the Secretary shall cause a copy thereof to be delivered personally or mailed to each Member of record of the Corporation entitled to vote at such meeting not less than five (5) nor more than thirty (30) days before the meeting. If mailed, it shall be directed to each such Member at the Member's address as it appears on the records of the Corporation, unless the Member shall have filed with the Secretary of the Corporation a written request that notices intended for the Member be mailed to some other address, in which case it shall be mailed to the address designated in such request.

Section 2. Special Meetings: Special meetings of the Members may be called at any time by the President, or the Board of Directors, or by Members owning in the aggregate at least twenty percent (20%) of all the votes entitled to be cast. At any time, upon written request of any person entitled to call a special meeting, it shall be the duty of the Secretary to call a special meeting of Members, to be held at such time as the Secretary may fix, not less than ten (10) or more than sixty (60) days after receipt of the request. If the Secretary shall neglect or refuse to issue such call, the person or persons making the request may do so. A notice of each special meeting, stating the time, place and purpose thereof and the officer or other person or persons by whom the meeting is called, shall be served, either personally or by mail, on each Member of record, at least five (5) days but not more than thirty (30) days before such meetings. No business shall be transacted at any special meeting except as stated in the notice.

Section 3. Notices: Each Member who is entitled to notice of a meeting of Members shall have waived notice if he duly executes in writing and files with the

records of Members' meetings a waiver of notice of the time, place, and purpose of such meeting either before or after said meeting, or is present at said meeting in person or by proxy.

Section 4. Quorum, Adjournments: At each meeting of Members, Members representing, in person or by proxy, more than thirty percent (30%) of the votes entitled to be cast shall constitute a quorum; in case a quorum shall not be present at any meeting, the meeting may be adjourned to some future time and placed by a majority vote of all votes represented at such meeting at which a quorum is not present. No notice of the time and place of the adjourned meeting need be given other than by announcement at the meeting. At such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified. The Members present at a meeting which has been duly called and convened and at which a quorum is present at the time counted may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

Section 5. Voting: At each meeting of Members, the total number of Shares appurtenant to each Dwelling Unit will be entitled in the aggregate to one vote on each matter submitted to a vote at a meeting of the Members; provided, that in no event shall a Member ever be able to cast, on any matter submitted to a vote, more than one vote, regardless of the number of Shares owned or dwelling units leased by said Member. Proxies shall be in writing duly signed by the Member but need not be acknowledged or witnessed, and the person named as proxy by any Member shall be a Member, or his duly authorized attorney-in-fact. Unless the proxy provides otherwise, it shall not be valid more than eleven (11) months after its date. Voting by Members shall be by voice vote unless any Member present at the meeting, in person or by proxy, demands a vote by written ballot, in which case the voting shall be by ballot, and each ballot shall state the name of the Member voting and the number of the certificate or Shares owned by him, and in addition, the name of the proxy of such ballot if cast by a proxy. Unless otherwise specified in the By-laws or the Articles of Incorporation, the affirmative vote of a majority of the votes represented at any meeting of Members shall be necessary to decide any question brought before such meeting. Where the ownership of Shares is in more than one person, the vote entitled to be cast will be governed by the applicable provisions of the laws of the Commonwealth of Pennsylvania.

Section 6. Order of Business: So far as consistent with the purpose of the meeting, the order of business of each meeting of Members shall be as follows:

- (a) Call to order;
- (b) Presentation of proofs of due calling of the meeting;
- (c) Proof of quorum;

- (d) Reading of minutes of previous meeting or meetings, unless waived;
- (e) Reports of officers and committees;
- (f) Appointment or election of inspectors of election if requested;
- (g) If the annual meeting or a special meeting called for that purpose, the election of directors;
- (h) Such other business as outlined in the proposed agenda and set forth in the notice to Members of the annual meeting, or as stated for the purpose of the meeting and set forth in the notice to Members of the special meeting; and
- (i) Adjournment.

#### ARTICLE IV

##### Directors

Section 1. Number and Qualification: All persons elected to the Board of Directors shall be Members. All five (5) elected Directors shall hold office until the election and qualification of their respective successors or their death, adjudication of their incompetency, removal or resignation, whichever is the first to occur.

Section 2. Election and Term of Office: Election of Directors shall take place at the annual meeting of the Linden Place Corporation. In any given year, no more than (3) Directors shall be elected to serve a full term. A full term will be equal to three (3) years.

Section 3. Quorum: A majority of the Directors then authorized by the By-laws shall constitute a quorum.

Section 4. Vacancies: Vacancies in the Board of Directors shall be filled by a majority of the remaining Directors, prior to further actions taken by the Board. Each person so elected shall serve until his successor is elected by the Members at the next annual meeting, or at any special meeting duly called for that purpose. The term of office of any Director elected to fill a vacancy will be the unexpired term of the Director being replaced.

Section 5. Meetings: The Board of Directors shall meet as soon as practicable after the annual meeting of Members and also whenever called together by any officer of the Corporation or upon the written request of any two (2) Directors then holding office, upon notice given to each Director, by delivering personally, U.S. postal

mailing, electronic mailing, or facsimile mailing, the same to him at least (2) days prior to such meeting at the last address furnished by him to the Corporation. Regular meetings may be held without notice at such times and places as a majority of the Board of Directors may determine, but such meetings shall be held at least once every three (3) months during each fiscal year. Any meeting of the Board of Directors at which all the Directors shall be present, or of which notice shall be duly waived by all absentees, either before or after the holding of such meeting, shall be valid for all purposes provided a quorum be present. Meetings of the Board of Directors may be held either at the principal office of the Corporation or elsewhere within the Commonwealth of Pennsylvania as provided in the notice calling the meeting, unless the Board of Directors by resolution adopts some further limitation in regard thereto. At all meetings of the Board of Directors, each Director shall be entitled to one (1) vote. The vote of a majority of the Directors present at the time of a vote of a duly constituted meeting shall be the act of the Board of Directors, except as may be otherwise provided for in the Articles of Incorporation of the Corporation.

The President shall preside over all meetings of the Board of Directors and the Secretary shall record the actions and decisions of the Board of Directors in written minutes as approved and maintained in a permanent file. Any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board of Directors shall individually or collectively consent in writing to such action. Any such written consent shall be filed with the minutes of the proceedings of the Board of Directors.

Section 6. Resignation and Removal: Any Director may resign at any time by written notice delivered in person or sent by certified or registered mail to the President or Secretary of the Corporation. Any one or more of the Directors elected by the Members may be removed with or without cause at any time by the affirmative vote of at least a majority of the votes entitled to be cast by the Members at a Member's meeting duly called for that purpose.

Section 7. Annual Cash Requirements, Cooperative Fees: The Board of Directors shall, from time to time, determine the cash requirements as defined in the By-laws and fix the terms and manner of payment of Cooperative Fees under the Corporation's Occupancy Agreements. The Board of Directors shall have the power to prescribe the manner of maintaining and operating the Property and the Common Areas thereof and to determine the cash requirements of the Corporation to be paid as aforesaid by the Members under their respective Occupancy Agreements.

Section 8. Committees: The Board of Directors may, by resolution, appoint committees as it may deem appropriate. Such committees shall have and may exercise such of the powers of the Board of Directors in the management of the business and affairs of the Corporation during the intervals between the meetings of the Board of Directors as may be determined by the authorizing resolution of the Board of Directors and so far as may be permitted by law. No committee shall have power to determine or fix the cash requirements for the Corporation or the Cooperative Fees as fixed by the Board of Directors.

Section 9. Salaries: No salary or other compensation for services shall be paid to any Director of the Corporation for services rendered unless and until any such payment shall have been authorized at a duly held meeting of Members, by the affirmative vote of sixty-seven percent (67%) of the votes entitled to be cast at such Members' meeting.

Section 10. Powers and Duties: The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Corporation and may do all such acts and things as are provided for by the Articles of Incorporation of the Corporation and By-laws as are necessary and done by the Corporation. The Board of Directors shall have the power from time to time to adopt the House Rules as deemed necessary for the efficient operation of the Property and for the safety, benefit, and enjoyment of the Members and other occupants of the dwelling units. In addition to the duties imposed by the By-laws or by any resolution of the Members that may hereafter be adopted, the Board of Directors shall, on behalf of the Corporation:

- a) Prepare and adopt an annual operating budget and capital budget, in which there shall be established the Cooperative Fees for each Dwelling Unit;
- b) Provide for the operation, care, upkeep, and maintenance of all the Property and services and operations of the Corporation;
- c) Engage a Managing Agent who will manage the maintenance, operation, and repair of the Property and provide services for the Property under such terms as the Board of Directors may determine;
- d) Collect the Cooperative Fees, including the costs of collection together with reasonable attorneys' fees and costs necessary thereto, deposit the proceeds thereof in federally insured depositories designated by the Board of Directors, and use the proceeds to carry out the administration and operation of the Corporation;
- e) Make, amend and enforce the House Rules;
- f) Open bank accounts on behalf of the Corporation and designate the signatures thereon, and invest the funds of the Corporation for the benefit of the Corporation;
- g) Make, or contract for the making of, repairs, additions, restoration, and improvements to or alterations of the Property in accordance with the By-laws, after damage or destruction by fire

or other casualty, or as a result of condemnation or eminent domain proceedings, or as may otherwise be necessary;

- h) Enforce by legal means the provisions of the Articles of Incorporation, the By-laws, all Occupancy Agreements, and the House Rules; including the right to exercise any and all legal rights and remedies of the Corporation against defaulting Members and to satisfy the First Share Lien of Share Lender against a defaulting Member; and act on behalf of the Corporation with respect to all matters arising out of any eminent domain proceeding;
- i) Obtain and carry insurance against casualties and liabilities, as provided in the By-laws, and pay the premiums therefor and adjust and settle any claims thereunder;
- j) Pay the cost of all authorized services rendered to the Corporation;
- k) Keep the books with detailed accounts in chronological order of the receipts and expenditures affecting the Property and the administration of the Corporation specifying the expense of maintenance and repair and any other expenses incurred. Such books and vouchers and entries thereupon shall be available for examination by the Members and Share Lenders, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner set and announced by the Board of Directors for the general knowledge of the Members. All books and records shall be kept in accordance with generally accepted accounting practices and standards consistently applied, and the same shall be audited and certified at least once each year by an independent accountant retained by the Board, who shall not be a resident of the Property or a Member;
- l) Borrow money on behalf of the Corporation when required in connection with any instance relating to the operation, care, upkeep, and maintenance of the Property or other needs of the Corporation; provided, however, that the consent of sixty-seven percent (67%) of votes entitled to be cast by the Members at a meeting duly called and held for such purpose in accordance with the provisions of the By-laws, shall be required to borrow any sum in excess of Fifty Thousand Dollars (\$50,000) in the aggregate during any one calendar year;
- m) Enter into recognition agreements or other contracts with Share Lenders who wish to finance loans for Members of the Corporation which are secured by the Members' Shares and Occupancy

Agreement. The Board is authorized to agree and to enter into such agreements on terms the Board deems to be in the best interests of the Corporation;

- n) Approve the transfers of certificates of Shares, which approval shall not be unreasonably withheld, provided that the Board of Directors shall have the right to withhold its approval of any proposed transfer of Shares if, in the Board's sole discretion, such a transfer might affect the Corporation's qualification under Section 216 of the Internal Revenue Code of 1954, as amended, or might affect the ability of the Corporation, its Members, or any Share Lender to obtain, or to be or remain eligible for financing with or through FNMA, FHLMC, FHA, VA, and National Cooperative Bank, or any other similar body or entity, or would result in excess of 26 Dwelling Units being occupied by other than the Member who owns such Dwelling Unit, a member of his immediate family or such Member's parent(s), and provided that no transfer shall be approved unless the purchaser is proven to the Board's satisfaction to be financially responsible, and only if no sums whatsoever are due the Corporation from the transferring Member and there is no default of any kind by such transferring Member under the By-laws, the Occupancy Agreement, the House Rules, or of any other obligations owed the Corporation.

The Board may waive any default in connection with the approval of the transfer if such approval is conditioned upon the prompt curing of any such default prior to or concurrently with the completion of the transfer; provided, however, the Board shall have no right to approve or disapprove:

- 1) a pledge or collateral assignment of Shares and an Occupancy Agreement by a Member to a Share Lender with which the Corporation has entered into a recognition agreement; and
  - 2) a transfer of Shares and an Occupancy Agreement to a Share Lender pursuant to or in satisfaction of an exercise of said Share Lender's rights under its security instruments.
- o) Approve or disapprove Subleases in accordance with Article VI, Section 4 of the By-laws; and
  - p) Do such other things and acts not inconsistent with the applicable laws of the Commonwealth of Pennsylvania, of the Articles of Incorporation, and the By-laws, which the Board of Directors may be authorized to do by a resolution of the Members.

Section 11. Director's Standard of Care and Obligations:

- (a) A Director of the Corporation shall stand in a fiduciary relation to the Corporation and shall perform his duties as a Director, including his duties as a member of any committee of the Board of Directors upon which he may serve, in good faith, in a manner he reasonably believes to be in the best interests of the Corporation, and with such care, including reasonable inquiry, skill and diligence, as a person of ordinary prudence would use under similar circumstances. In performing his duties, a Director shall be entitled to rely in good faith on information, opinions, reports or statements, including financial statements and other financial data, in each case prepared or presented by any of the following:
- (1) One or more officers or employees of the Corporation whom the Director reasonably believes to be reliable and competent in the matters presented.
  - (2) Counsel, public accountants or other persons as to matters which the Director reasonably believes to be within the professional or expert competence of such person.
  - (3) A committee of the Board of Directors upon which he does not serve, duly designated in accordance with law, as to matters within its designated authority, which committee the Director reasonably believes to merit confidence.
- A Director shall not be considered to be acting in good faith if he has knowledge concerning the matter in question that would cause his reliance to be unwarranted.
- (b) In discharging the duties of their respective positions, the Board of Directors, committees of the Board and individual Directors may, in considering the best interests of the Corporation, consider the effects of any action upon employees, upon suppliers and customers of the Corporation and upon communities in which offices or other establishments of the Corporation are located, and all other pertinent factors. The consideration of those factors shall not constitute a violation of the standard set forth in subsection (a) of this Section 11.
- (c) Absent breach of fiduciary duty, lack of good faith or self-dealing, actions taken as a Director or any failure to take any action shall be presumed to be in the best interests of the Corporation.

Section 12. Limitation of Personal Liability of Directors: A Director of the Corporation shall not be personally liable to the Corporation or the Members of the



Corporation or to any other person for monetary damages as such for any action taken, or for any failure to take any action unless (i) the Director has breached or failed to perform the duties of his office under Article IV of the By-laws, and (ii) the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness. The limitation on liability appearing in this Section 12 shall not apply, however, to the responsibility or liability of a Director pursuant to any criminal statute or the liability of a Director for the payment of taxes pursuant to local, State or Federal law.

## ARTICLE V

### Officers

Section 1. Election and Removal: The officers of the Corporation shall be a President, a Vice President, a Secretary, and a Treasurer. Such officers shall be elected at the first meeting of the Board of Directors after the By-laws become effective, and thereafter at the regular meeting in each year following the annual meeting of Members, and shall serve until removed or until their successors shall have been elected. The Board of Directors may at any time or from time to time appoint one or more Assistant Secretaries and one or more Assistant Treasurers to hold office at the pleasure of the Board of Directors and may accord to such officers such power as the Board of Directors deems proper. Any officer may be removed at any time, if the Board of Directors in its judgment finds that such removal would be in the best interest of the Corporation, by the affirmative vote of a majority of the then-authorized total number of Directors. One person may hold more than one (1) office at the same time, except that the President and the Secretary may not be the same person. Vacancies occurring in any office may be filled by the Board of Directors at any time.

Section 2. Duties of President and Vice-President: The President shall preside at all meetings of the Members and of the Board of Directors. The President or the Vice-President shall sign in the name of the Corporation all contracts, leases, and other instruments which are authorized from time to time by the Board of Directors. The President, subject to the control of the Board of Directors, shall have general management of the affairs of the Corporation and perform all the duties incidental to the office. In the absence of the President or the inability of the President to act, the Vice-President shall have the powers and perform the duties of the President.

Section 3. Duties of Treasurer: The Treasurer shall have the supervisory authority over the care and custody of all funds and securities of the Corporation and shall direct the deposit of such funds in the name of the Corporation in such federally insured depositories, as the Board of Directors may determine, and shall perform all other duties incidental to his office. If so required by the Board of Directors, the Treasurer shall, before receiving any such funds, furnish to the Corporation a bond with a surety company as surety in such form and amount as the Board of Directors from time to time shall determine. The premium upon such bond shall be paid by the Corporation. Within one (1) month after the close of each calendar year, the Treasurer

shall cause to be furnished to each Member whose Occupancy Agreement is then in effect a statement of the Corporation, its agent or accountant of any deductions available for income tax purposes on a per-share basis and indicating thereon on a per-share basis any such other information as may be necessary or useful to permit Members to compute their income tax returns with respect thereto. Within three (3) months after the end of each fiscal year, the Treasurer shall cause to be transmitted to each Member whose Occupancy Agreement is then in effect an annual report of operations and balance sheet of the Corporation. In the absence or inability of the Treasurer, the Assistant Treasurer, if any, shall have all the powers and perform all the duties of the Treasurer.

Section 4. Duties of Secretary: The Secretary shall keep a record of the minutes of the meetings of the Board of Directors and of the meetings of Members and shall attend to the giving and serving of all notices of the Corporation and shall be empowered to affix the corporate seal to all written instruments authorized by the Board of Directors or the By-laws. The Secretary shall also perform all other duties incidental to his office. The Secretary shall cause to be kept a record containing the names, alphabetically arranged, of all persons who are Members of the Corporation, showing respectively their places of residence, the number of Shares held by them, the date when they became the owners thereof, and the amount of all Shares issued. Such records shall be open for inspection as provided by law. In the absence or inability of the Secretary, the Assistant Secretary, if any, shall have the powers and perform all the duties of the Secretary.

Section 5. Salaries: No salary or other compensation for services shall be paid to any officer of the Corporation for services rendered unless and until any such payment shall have been authorized at a duly held meeting of Members, by the affirmative vote of sixty-seven percent (67%) of the votes entitled to be cast by the Members at such meeting.

## ARTICLE VI

### Occupancy Agreements and Subleases

Section 1. Form: The Board of Directors shall adopt a form of Occupancy Agreement to be used by the Corporation for the occupancy of all Dwelling Units in the Property. Such Occupancy Agreement shall be for such term and shall contain such restrictions, limitations, and provisions with respect to the assignment thereof, the subletting of the Dwelling Unit, and the sale and/or transfer of the Shares appurtenant thereto, and such other terms, provisions, conditions, and covenants as the Board of Directors may determine. After an Occupancy Agreement in the form so adopted by the Board of Directors shall have been executed and delivered by the Corporation, it may not be altered or modified, unless a vote of variation of any one Occupancy Agreement is both authorized by at least a majority of the votes entitled to be cast by the Members, and by an instrument executed by the Corporation and the affected Member. The form of future Occupancy Agreements may be changed by the

approval of at least a majority of the votes entitled to be cast by the Members. Approval by Members as provided for herein shall be exercised by written consent or by affirmative vote in a meeting called for such purpose.

Section 2. Allocation of Shares: The Shares allocated to each Dwelling Unit shall be issued in an amount determined by the Board of Directors and shall be represented by a single certificate.

Section 3. Assignment of Occupancy Agreement and Transfer of Shares: Occupancy Agreements and Shares shall be assigned and transferred only in compliance with, and shall never be assigned and transferred in violation of, the terms, conditions, or provisions of such Occupancy Agreements and the By-laws and of applicable federal and state security disclosure laws. Any assignment in violation thereof shall be null and void and of no effect. A duplicate original of each Occupancy Agreement shall always be kept on file in the principal office of the Corporation. No assignment of any Occupancy Agreement and transfer of the Shares shall take effect as against the Corporation for any purpose until a written application as formulated by the Board of Directors has been delivered to the Board of Directors and the Board of Directors has consented in writing. Such consent shall not be unreasonably withheld or delayed, except that the Board of Directors shall have the right to withhold its consent if, in the Board's sole discretion, such an assignment of any Occupancy Agreement and transfer of Shares might affect the Corporation's qualification under Section 216 of the Internal Revenue Code of 1954, as amended, or might affect the ability of the Corporation, its Members, or any Share Lender to obtain or to be or remain eligible for financing with or through FNMA, FHLMC, FHA, VA, National Cooperative Bank, or any other similar body or entity, or would result in excess of 26 Dwelling Units being occupied by other than the Member who owns such Dwelling Unit, a member of his immediate family or such Member's parent(s), and except that no transfer shall be consented to unless to a purchaser proven to the Board of Directors' satisfaction to be financially responsible; provided however, that no consent of the Corporation shall be required in connection with any transfer to any Share Lender with which the Corporation has entered into a recognition agreement. The Corporation shall not consent to any assignment of an Occupancy Agreement and transfer of Shares by a Member until the assignee has assumed and agreed to perform and comply with all the covenants and conditions of the Occupancy Agreement, the By-laws, Articles of Incorporation, and House Rules or has entered into a new Occupancy Agreement, all Shares appurtenant to the Occupancy Agreement have been transferred to the assignee, all sums due have been paid to the Corporation, and all necessary consents have been properly obtained. The action of the Board of Directors with respect to the written application for consent to a proposed assignment of an Occupancy Agreement and transfer of Shares must be made within thirty (30) days after receipt of said written application or consent shall be deemed to have been given. Any assignment and transfer not made in accordance with these requirements shall be null and void and of no effect. No person to whom the interest of a Member shall pass by operation of law shall be entitled to assign any Occupancy Agreement except in accordance with such Occupancy Agreement and the By-laws. Notwithstanding the above, nothing contained in this Section 3 shall prohibit the

assignment for security purposes of any Shares and any Occupancy Agreement to a Share Lender or other secured party for the purpose of financing or refinancing the purchase of Shares; provided, however, the Board of Directors shall be given written notice of such assignment for security purposes, together with a copy of the executed note, security, or pledge agreement and related documents.

Section 4. Subleases: The Member shall not sublease his Dwelling Unit without the prior written consent of the Board of Directors. Such consent shall not be unreasonably withheld or delayed, except that the Board of Directors shall have the right to withhold its consent if in the Board's sole discretion, such Sublease might affect the ability of the Corporation, its Members or any Share Lender to obtain or to be or remain eligible for financing with or through FNMA, FHLMC, VHA, VA, National Cooperative Bank, or any other similar body or entity, or would result in excess of 26 Dwelling Units being occupied by other than the Member who owns such Dwelling Unit, a member of his immediate family or such Member's parent(s). The Corporation shall not consent to any Sublease until the Member's written request for approval of the Sublease is received and accompanied by the Sublessee's agreement to perform and comply with all the covenants and conditions of the Sublease, the By-laws, Articles of Incorporation, and House Rules. The action of the Board of Directors with respect to the written request for approval of the Sublease must be made within thirty (30) days after receipt of said written request or consent shall be deemed to have been given. In the event of a Sublease of the Dwelling Unit, the Member shall continue to be liable under his Occupancy Agreement and these By-laws whether the Sublease was with or without the written consent of the Board of Directors.

Section 5. Lost Occupancy Agreement: In the event that any Occupancy Agreement in full force and effect is lost, stolen, destroyed, or mutilated, the Board of Directors may authorize the issuance of a new Occupancy Agreement in lieu thereof, in the same form and with the same terms, provisions, conditions, and limitations. The Board of Directors may, in its discretion, before the issuance of any such new Occupancy Agreement, require the Member thereof or the legal representative of the Member to make an affidavit or affirmation setting forth the facts relating to the loss, destruction or mutilation and such related matters as the Board of Directors may deem necessary, and to give the Corporation a bond in such reasonable sum as the Board of Directors may direct to indemnify the Corporation.

## ARTICLE VII

### Shares

Section 1. Shares and Occupancy Agreement: No Shares hereafter issued or acquired by the Corporation shall be issued or reissued except in connection with the execution by the purchaser and the Corporation of an Occupancy Agreement for a Dwelling Unit in the Property, and the delivery thereof to the purchaser. The ownership of Shares shall entitle the holder thereof to occupy the Dwelling Unit for residential use and only for such purposes as may be specified in the By-laws and in the Occupancy Agreement to which the Shares are appurtenant, subject to the provisions, covenants, and agreements contained in such Occupancy Agreement and to the By-laws and the House Rules.

Section 2. Form and Share Register: Certificates representing the Shares shall be in the form adopted by the Board of Directors and shall be signed by the President or the Vice President and the Secretary or an Assistant Secretary or the Treasurer or an Assistant Treasurer and sealed with the seal of the Corporation, and shall be numbered in the order in which issued. Such signatures and seal may be facsimiles when and to the extent permitted by applicable statutory provisions. Certificates shall be issued in consecutive order and there shall be recorded the name of the person holding the Shares, the number of Shares and the date of issue. Each certificate exchanged or returned to the Corporation shall be cancelled and the date of cancellation shall be indicated thereon and such certificate shall be retained in the Corporation records.

Section 3. Issuance of Certificates: Shares appurtenant to each Occupancy Agreement shall be issued in the amount allocated by the Board of Directors to the Dwelling Unit and shall be represented by a single certificate. Any change in the number of Shares appurtenant to each Occupancy Agreement will be governed by the provision of Section 2 of Article VI hereof.

Section 4. Transfers: Transfers of Shares shall be made upon the books of the Corporation only by the Member in person or by power of attorney or stock power with a signature guarantee executed by guarantor acceptable to the Corporation, duly executed and filed with the Secretary of the Corporation and on the surrender of the certificate for such Shares. Shares sold by the Corporation to satisfy any lien which it holds thereon may be transferred without the surrender of the certificate representing such Shares.

Section 5. Corporation's Lien: The Corporation shall have a valid first lien, except as herein below subordinated, upon the entire interest of each Member in the Corporation and upon all fixtures, appliances and equipment located in the Dwelling Unit, and all drapes and attached floor coverings placed in or about the Dwelling Unit, including those provided by the Member, whether exempted by law or not, to secure the payment of any and all sums and the performance of any and all obligations which are or may at any time become due from the Member to the

Corporation pursuant to any provision in the By-laws, the Articles of Incorporation, the Occupancy Agreement or the House Rules. This lien shall remain in effect at all times until full payment of all such sums and until final performance of all such obligations. To evidence this lien, the Shares appurtenant to such Member's Occupancy Agreement shall be continuously and irrevocably pledged as security to the Corporation. In the event the Member fails to make full and timely payment of any sum or sums due and owing by the Member to the Corporation or in the event the Member fails to perform the Member's obligations as required pursuant to any provision in the By-laws, the Articles of Incorporation, the Occupancy Agreement or the House Rules, and such failure continues uncured for more than thirty (30) days after written notice specifying the default from the Corporation to the Member (and to any Share Lender of the Member), then the Corporation shall have the irrevocable and immediate right to take physical possession of said Shares and of the Dwelling Unit and to exercise all rights and remedies available to the Corporation under the By-laws, the Articles of Incorporation, the Occupancy Agreement, the House Rules and applicable law, including all the rights and remedies of a secured party under the Uniform Commercial Code, all such rights and remedies being cumulative and enforceable alternatively, successively or concurrently. Waiver or failure to exercise any such right or remedy shall not be construed as a waiver or release of the same or any other right or remedy. The Corporation shall exercise such rights in the event the Member fails to make any payment of any sum or sums due or owing by the Member to the Share Lender and the Share Lender has requested the Corporation to so act as required by a recognition agreement between the Share Lender and the Corporation and the Member. If notice is required by law to be made to the Member before any sale, not less than five (5) days' written notice to the Member prior to the time of any public sale or the time after which any private sale may be held shall be reasonable. The aforesaid lien of the Corporation shall be subordinate to any lien or security interest in favor of the Share Lender, except for that portion of the Cooperative Fees due from the Member equal to Member's pro-rata share of the Corporation's obligations for prior and current years' real estate taxes and special assessments, and except for that portion of the Cooperative Fees which becomes due and payable from and after the date on which a Share Lender takes possession of the Dwelling Unit or accepts a conveyance of any interest therein or in the Shares (other than as security). This provision shall not be amended, changed, modified or rescinded without the prior written consent of each affected Share Lender. Any subsequent transferee, assignee or holder of the Shares, whether through judicial proceeding, private or public sale or otherwise, shall be subject to all the provisions of the By-laws, the Articles of Incorporation, the Occupancy Agreement, and the House Rules.

Section 6. Lost Certificates: In the event that any certificate representing Shares is lost, stolen, destroyed, or mutilated, the Board may authorize the issuance of a new certificate of the same tenor and for the same number of Shares in lieu thereof. The Board may, in its discretion, before the issuance of such new certificate require the Member of the lost, stolen, destroyed or mutilated certificate, or the legal representative of the Member, to make an affidavit or affirmation setting forth the facts relating to the loss, destruction or mutilation and such related matters as the Board

may deem necessary, and to give the Corporation a bond in such reasonable sum as the Board may direct to indemnify the Corporation.

Section 7. Legend on Share Certificates: Certificates representing Shares shall bear a legend reading as follows:

"The rights of any holder hereof are subject to the provisions of the By-laws, the Articles of Incorporation and the House Rules of Linden Place Corporation, and all the terms, covenants, conditions and provisions of the Occupancy Agreement made between the person in whose name this certificate is issued, as Member, and the Linden Place Corporation, for a Dwelling Unit in the premises owned by said Corporation. Said Occupancy Agreement limits and restricts the title and rights of any transferee hereof. The Shares represented by this certificate are transferable only as an entirety and only to an approved assignee of such Occupancy Agreement. Copies of the Occupancy Agreement, the By-laws, the Articles of Incorporation and the House Rules are on file and available for inspection at the office of Linden Place Corporation. The Board of Directors of this Corporation may refuse to consent to the transfer of the Shares represented by this certificate until any indebtedness of the Member to the Corporation is paid. The Corporation, by the terms of said Bylaws and Occupancy Agreement, has a first lien on the Shares represented by this certificate, except as subordinated therein."

Such further information shall be added as to the conditions and restrictions relative to Shares as the Board may deem appropriate.

Section 8. Distribution: So that the Corporation's status under Section 216 of the Internal Revenue Code shall not be jeopardized, the Members shall not be entitled (either conditionally or unconditionally) to receive any distribution not out of earnings and profits of the Corporation, except upon a complete or partial liquidation of the Corporation.

Section 9. Permitted Transfers: In the event that a Member shall, while not in default hereunder or under the Occupancy Agreement or the House Rules, by a valid trust instrument, transfer Shares and assign the Member's interest in the Occupancy Agreement to a trustee for the sole benefit of the Member, his or her spouse, parent or parents, child or children (provided, however, that the grantor of such trust is treated as the owner thereof for purposes of Section 671 of the Internal Revenue Code of 1954), or if the Member shall die, and by virtue of any law of inheritance or of a valid will, the ownership of said Shares and the Member's interest in the Occupancy Agreement shall be transferred, without prior consent of the Corporation, to the surviving spouse, parent or parents, and/or child or children under the provisions of the last will and testament of the Member or, under the trust instrument, for the benefit of such surviving spouse, parent or parents, and/or child or children, then it shall not be necessary to secure the Corporation's consent to such transfer and assignment. Shares appurtenant to each Dwelling Unit shall be transferred only as an entirety. No other transfer of Shares is permitted except as set forth in Article VI, Section 3 thereof.

## ARTICLE VIII

### Indemnification

#### Section 1. Coverage:

(a) The Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, brought by any party, including by or in the right of the Corporation, by reason of the fact that he is or was a director, officer, employee or agent of the Corporation or is or was serving at the request of the Corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if the act or failure to act giving rise to the claim for indemnification is not determined by a court to have constituted willful misconduct or recklessness.

(b) To the extent that a director, officer, employee or agent of the Corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in subsection (a) of this Section or in defense of any claim, issue or matter therein, he shall also be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

(c) Expenses incurred by a director, officer, employee or agent of the Corporation may be paid by the Corporation in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Corporation.

Section 2. Insurance: The Corporation shall have power to purchase and maintain insurance on behalf of any person who is or was a director, officer, attorney, accountant, employee and/or agent of the Corporation, or who, while a director, officer, attorney, accountant, employee and/or agent of the Corporation, is or was serving any other entity at the request of the Corporation, in any capacity, against any liability asserted against and incurred by such person in any such capacity, or arising out of such person's position, whether or not the Corporation would have the power to indemnify him against such liability under the provisions of this Article VIII.

Section 3. Provisions Not Exclusive: The indemnification provided by this Article VIII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the Articles of Incorporation, By-laws, any agreement, vote of Members or disinterested Directors or otherwise.



## ARTICLE IX

### Operation of the Corporation

#### Section 1. Determination of Cooperative Fees and Budgets:

- a) Fiscal Year. The fiscal year of the Corporation shall be the calendar year unless otherwise determined by resolution of the Board of Directors.
- b) Preparation and Approval of the Budgets. Sixty (60) days before the beginning of each fiscal year, the Board shall adopt a capital budget and operating budget for the Corporation.
- c) Assessment and Payment of Cooperative Fees. The total amount of the estimated funds required for operation of the Corporation and funding of the budgets as set forth in the budgets adopted by the Board shall be assessed or charged as annual Cooperative Fees to each Member in accordance with the terms of the Occupancy Agreement in proportion to the respective Shares owned in connection with each Dwelling Unit; provided, however, that the determination of the Cooperative Fees may be rejected, within thirty (30) days after a resolution to such effect is adopted by the Board and announced to the Members: (i) at a meeting called for such purpose by the holders of at least sixty-seven percent (67%) of the votes entitled to be cast by the Members, or (ii) by a petition signed by the holders of at least sixty-seven percent (67%) of the votes entitled to be cast by the Members. If the determination of Cooperative Fees is rejected by the Members, the Board shall determine, by resolution, revised Cooperative Fees, which also may be rejected by the Members and so on until a resolution is adopted and approved by the holders of at least sixty-seven (67%) of the votes entitled to be cast by the Members. Further, the Board may, from time to time, unless rejected by the holders of at least sixty-seven percent (67%) of the votes entitled to be cast within thirty (30) days after a resolution to such effect is adopted by the Board and announced to the Members, increase or diminish the amount of the Cooperative Fees previously filed or determined for such year. At the end of each fiscal year, the Board shall supply to all Members an itemized accounting of expenses for such fiscal year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the budgets adopted by the Board for such fiscal year, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall, at the discretion

of the Board, either be placed in a special reserve account to be expended solely for the requirements of the Corporation or be credited to each Member to the next monthly Cooperative Fees due from Members under the current fiscal year's budgets, until exhausted.

- d) Scope of Cooperative Fees. The Cooperative Fees shall be sufficient to fund the budgets. In the event any Member fails or refuses to pay the cost of the maintenance and upkeep of the Member's Dwelling Unit or fails to keep such Dwelling Unit in good condition and repair, the Corporation may enter and pay the costs on behalf of such Member or otherwise cure or cause such Dwelling Unit to be maintained in good condition and repair and charge any and all costs incurred in so doing as Special Charges, to such Member as a part of that Members Cooperative Fees. Special Charges shall be deemed payable as Cooperative Fees.
- e) Commencement of Cooperative Fees; Requirement of Payment. Upon any permitted sale of Shares, other than the initial sale of Shares to Members by the Corporation, the retiring Member shall be responsible for Cooperative Fees to the last day of his ownership and the new Member shall be responsible for payment of Cooperative Fees from his first day of ownership. Thereafter the Member shall pay Cooperative Fees each month in advance. For purposes of the By-laws, ownership shall be deemed to have changed as of the day upon which the Shares are transferred on the official books of the Corporation.
- f) Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt the budgets for any fiscal year shall not constitute a waiver or release in any manner of a Member's obligation to pay his Cooperative Fees as herein provided whenever the same shall be determined and, in the absence of any annual budgets or adjusted budgets, each Member shall continue to pay each monthly amount of Cooperative Fees at the monthly rate established for the previous fiscal year until new Cooperative Fees are fixed.
- g) Capital Improvement Reserve Fund.
  - 1) The Board shall provide for, accumulate, and maintain a reserve for replacements on the basis of reasonable estimates and projections for future major repairs and replacements to the Property.
  - 2) If the Capital Improvement Reserve Fund is inadequate for any reason, including non-payment of any Member's Cooperative

Fees, the Board may at any time, unless rejected by at least sixty-seven percent (67%) of the votes entitled to be cast by the Members, levy a further assessment of Cooperative Fees which shall be assessed against the Members according to their respective proportional Shares and which may be payable in a lump sum or in installments as the Board may determine. The Board shall serve notice of any such further assessment of Cooperative Fees on all Members by a statement in writing giving the amount and reasons therefore, and such further assessment shall, unless otherwise specified in the notice, become effective with the next monthly payment of Cooperative Fees. All Members shall be obligated to pay such adjusted monthly amounts of Cooperative Fees, or, if such further assessment of Cooperative Fees is not payable in installments, then the full amount of such assessment of additional Cooperative Fees.

Section 2. Share Lender Registration: The Corporation shall maintain complete and accurate records of all Share Lenders for whom it receives First Share Lien Notifications. Upon its receipt of a First Share Lien Notification, the Corporation will enter in a register to be maintained by the Corporation the name of the Share Lender, the name of the Member whose Shares and Occupancy Agreement are subject to the Share Lender's First Share Lien, and the number or other designation of the appurtenant Dwelling Unit. Within seven (7) business days after its receipt of a First Share Lien Notification, the Corporation will issue to the registered Share Lender a certificate evidencing its registration.

Section 3. Recognition Agreements: If not materially inconsistent with the By-laws, the Occupancy Agreement or the House Rules, the Board shall approve, in writing, any recognition agreement required in the normal course of business by a Share Lender or prospective Share Lender within twenty-one (21) business days after the receipt of such recognition agreement by the Board with a request for such approval.

## ARTICLE X

### Insurance

Section 1. Authority to Purchase: Except for the insurance required to be purchased by the Member under the Occupancy Agreement, all insurance policies relating to the Property shall be purchased by the Corporation. The Board shall not be liable for failure to obtain any coverages required by this Article X or for any loss or damage resulting from such failure if such failure is due to the unavailability of such coverages from reputable insurance companies, or if such coverages are so available only at demonstrably unreasonable costs. All policies of insurance shall be written by reputable companies licensed to do business in the Commonwealth of Pennsylvania with a Best's Rating of A or A+, if available.

Section 2. Physical Damage Insurance: The Board of Directors shall obtain and maintain, if reasonably available, a blanket, "all-risk" form policy of fire insurance with extended coverage, insuring the entire Property, together with all equipment and machinery owned by the Corporation contained therein and covering the interests of the Corporation, the Board of Directors, officers of the Corporation, all Members, and any Share Lender or secured party, as their interests may appear, in an amount equal to ninety (90%) of the then-current replacement costs of the Property (exclusive of the land, excavations, foundations, and other items normally excluded from such coverage), without deduction or depreciation (such amount to be re-determined not less than tri-annually by the Board of Directors).

Section 3. Liability Insurance: The Board shall obtain and maintain, if reasonably available, property damage and liability insurance in such limits as the Board may from time to time determine and as may be reasonably available, insuring each member of the Board and each officer, against any liability to the public or to the Members (and their Sublessees, guests, licensees, agents, and employees) arising out of, or incident to, the ownership and/or use of the Property. In addition, the Board shall obtain and maintain, if reasonably available, comprehensive Directors' and Officers' Liability Insurance (including libel, slander, false arrest, and invasions of privacy coverage and errors and omissions coverage for officers and directors). In addition, "umbrella" liability insurance in excess of the primary limits shall also be obtained and maintained, if reasonably available.

Section 4. Fidelity Insurance: The Board must cause to be obtained and maintained adequate fidelity coverage, if available, to protect against dishonest acts on the part of Directors, officers, trustees, and employees of the Corporation and all others who handle, or are responsible for handling, funds of the Corporation.

Section 5. Other Insurance: The Board must obtain and maintain:

- a) cooperative rent insurance;
- b) if required by any governmental or quasi-government agency, including, without limitation, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or the Veteran's Administration, flood insurance or other insurance or endorsements in accordance with the then applicable requirements of such agency;
- c) workmen's compensation insurance if and to the extent necessary to meet the requirements of law; and
- d) such other insurance, including but not limited to host liquor liability insurance, if available, as the Board may determine, or as reasonably required by FNMA, the Share Lenders, or any similar entity.

The Board shall not be liable for failure to obtain any coverages required by this Section 5 or for any loss or damage resulting from such failure if such failure is due to the unavailability of such coverages from reputable insurance companies, or if such coverages are so available only at demonstrably unreasonable costs.

Section 6. Insurance Trustee: All physical damage insurance policies purchased by the Board shall be for the benefit of the Corporation and the Members, as their interests may appear, and shall provide that, with respect to any loss, the proceeds thereof shall be paid to the Corporation, as insurance trustee, to be applied pursuant to the terms of Article IX of the By-laws.

Section 7. Board of Directors as Agent: The Board is hereby irrevocably appointed the agent for each Member, and other named insureds and their beneficiaries and the Share Lender with respect to the Corporation or the Property to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases upon the payment of claims.

## ARTICLE XI

### Repair and Reconstruction

Section 1. When Repair and Reconstruction are Required: Except as otherwise provided in Section 2 of this Article XI in the event of damage to or destruction of all or any of the buildings constituting a part of the Property as a result of fire or other casualty, the insurance trustee shall arrange for and supervise the prompt repair and restoration of the buildings (including any damaged dwelling units, but not including any furniture, furnishings, fixtures, equipment, decorations, improvements or other personal property supplied or installed by the Members in the Dwelling Units).

Section 2. When Reconstruction Is Not Required: In the event of a fire or other disaster causing loss, damage, or destruction to the Property, if the same is not insured against the peril causing the same or the proceeds of any policy insuring against the same and payable by reason thereof are insufficient to reconstruct the property, then within thirty (30) days after the final adjustment of insurance claim if any, or if there is no adjustment then within thirty (30) days after such damage or destruction, the Board of Directors shall call a special meeting of Members for the purpose of determining whether the Property will be reconstructed. Provision for reconstruction of the Property, or a part thereof, shall require the affirmative vote of not fewer than sixty-seven percent (67%) of the votes entitled to be cast by the Members. If provision for reconstruction of the Property is not made within sixty (60) days from the final date of the adjustment of such insurance claim, then the Members shall adopt a plan of liquidation for the Corporation. Except as provided at law, no Member shall be entitled to priority over any Share Lender with respect to the distributive share payable by reason of such damage or destruction.

## ARTICLE XII

### Negotiable Instruments

Section 1. Signatures: All checks, drafts, orders for payment of money, and negotiable instruments shall be signed by such officer or officers or employee or employees of the Corporation or Managing Agent as are designated by standing resolution, special order, or contract between the Corporation and Managing Agent. Endorsements or transfers of Shares, bonds, or other securities shall be signed by the President or the Vice-President and by the Treasurer or an Assistant Treasurer or the Secretary or an Assistant Secretary unless the Board of Directors, by special resolution, shall prescribe otherwise. This Section 1 of Article XII shall not be interpreted to mean that funds in the possession of the Managing Agent require the signature of the Corporation.

Section 2. Safe Deposit Access: Such officer or officers, as from time to time shall be designated by the Board of Directors, shall have access to any safe or safe deposit box of the Corporation.

Section 3. Bonds and Securities: Such officer or officers, as from time to time shall be designated by the Board of Directors, shall have power to control and direct the disposition of any bonds or other securities or property of the Corporation deposited in the custody of any trust company, bank, custodian, or other depository.

## ARTICLE XIII

### Compliance and Default

Section 1. Default: If at any time one of the events specified in the following subparagraphs (a) through (h) of this Section 1 of Article XIII occurs, the Corporation may terminate the Member's right to occupancy and exercise any other rights and remedies available under the Occupancy Agreement, the By-laws, at law, or in equity. Such events of default shall include, but not be limited to, the following:

- a) In case at any time during the term of the Occupancy Agreement the Member shall cease to be the owner of Shares, except as otherwise provided in the Occupancy Agreement or the By-laws;
- b) In case the Member shall attempt to transfer the Shares and assign the Occupancy Agreement in a manner inconsistent with the provisions of the Articles of Incorporation, the By-laws or the Occupancy Agreement, or to sublease his Dwelling Unit in a manner inconsistent with the By-laws, Occupancy Agreement, or the House Rules;

- c) In case the Member shall fail to effect and/or pay for repairs and maintenance as provided for in the By-laws and in the Occupancy Agreement;
- d) In case the Member shall fail to pay any sum due as a Cooperative Fee, Special Charge, or otherwise due pursuant to any provision of the By-laws or of the Occupancy Agreement;
- e) In case the Member shall default in the performance of any of his obligations under the Occupancy Agreement or the By-laws or shall fail to comply with or abide by any of the covenants, conditions, promises, or undertakings of or under the Occupancy Agreement, or of any of the provisions of the By-laws or of the House Rules;
- f) In case the Member shall abandon the Dwelling Unit;
- g) In case the Member shall default in the performance of any of his obligations under the Share Loan to such Member; and
- h) In case (1) there is filed a petition in bankruptcy court by or against the Member or for the appointment of a receiver for the Member, pursuant to any applicable bankruptcy law, or an assignment by Member for the benefit of creditors, provided, however, that if any such action is commenced involuntarily against the Member, it will not constitute a default if it is dismissed or stayed within sixty (60) days after the filing date; (2) a receiver or trustee of the property of the Member is appointed by any court; (3) the Member makes a general assignment for the benefit of creditors; (4) any of the Shares of the Corporation owned by the Member are duly levied upon under court process; or (5) the Occupancy Agreement or any of the Shares pass by operation of law or otherwise to anyone other than the Member or a person to whom the Member has assigned the Occupancy Agreement or the Shares in compliance with the Occupancy Agreement and the By-laws, but this subsection (h)(5) shall not be applicable if the Occupancy Agreement devolves upon the heirs or personal representatives of the Member.

Section 2. Compliance: Each Member shall be governed by, and shall comply with, all of the terms of the By-laws, the Articles of Incorporation, the Occupancy Agreement, and the House Rules as any of the same may be amended from time to time.

Section 3. Additional Liability: Each Member shall be liable for the expense of all maintenance, repair, or replacement rendered necessary by his act,

neglect, or carelessness or the act, neglect, or carelessness of any member of his family or his employees, agents, guests, licensees or Sublessees. Such liability shall include any increase in casualty insurance rates occasioned by use, misuse, occupancy, or abandonment of any Dwelling Unit or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by any Member of its insurance company's rights of subrogation.

Section 4. Costs and Attorneys' Fees: In any proceedings initiated by the Corporation arising out of any alleged default by a Member, Corporation, as the prevailing party, shall be entitled to recover the costs of all such proceedings and such reasonable attorneys' fees as may be determined by the court.

Section 5. Late Fees: In the event of a default by any Member in paying any sum assessed as a Cooperative Fee, Special Charge, or any other sum due under the By-laws, the Occupancy Agreement, or the House Rules which continues for a period in excess of ten (10) days, late fees in an amount equal to four percent (4%) of such amount unpaid per month shall become due to the Corporation. Any partial payment of the total amount owed by a Member to the Corporation shall be applied first to the late fee balance owed by said Member.

Section 6. Interest: In the event of a default by any Member in paying any sum assessed as a Cooperative Fee, Special-Charge, or any other sum due under the By-laws, the Occupancy Agreement, or the House Rules which continues for a period in excess of ten (10) days, interest at the rate of the maximum permitted by law, but in no event in excess of fifteen percent (15%), may be imposed in the discretion of the Board of Directors upon the principal amount unpaid from the date due until paid.

Section 7. Remedies Upon Default: In the event of any default set forth in Section 1 of this Article XIII, the Board shall have the right, in addition to any other rights set forth in the By-laws:

- a) to enter the Dwelling Unit in which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Member, any structure, thing, or condition giving rise to such violation or breach, and the Board of Directors shall not thereby be deemed guilty in any manner of trespass; or
- b) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach; or
- c) to terminate the Occupancy Agreement and deny the right of occupancy until such default shall be cured; provided, however, that the Board shall promptly notify any Share Lender for which a First Share Lien Notification has been filed, and nothing contained herein shall impair the right of such a Share Lender to cure such default. The Corporation may, at its sole election, mitigate its



damages as it sees fit, including, without limitation, the renting (on a month-to-month or other basis) of the Dwelling Unit of the defaulting Member from and after the date of the aforesaid termination of the Occupancy Agreement, to and including the day preceding the effective date of any new Occupancy Agreement pertaining to the Dwelling Unit of the defaulting Member; or

- d) to exercise the remedies of the Corporation pursuant to the Occupancy Agreement.

The costs incurred by the Corporation with respect to the exercise of its rights and remedies hereunder shall be charged and assessed to the Member as a Special Charge.

#### ARTICLE XIV

##### Rights of Share Lenders

###### Section 1. Prior Written Approval:

- a) Any proposed material amendment to the By-laws or the Occupancy Agreement or material action taken by the Corporation shall require the approval of the registered Share Lender or registered Share Lenders holding share loans, if so required under any applicable recognition agreement. An amendment or action taken in connection with any of the following is material:
  - 1) voting rights;
  - 2) allocation of shares relating to a Dwelling Unit or Dwelling Units;
  - 3) expansion or contraction of the Property, or the addition, annexation or withdrawal of property to or from the Property;
  - 4) a decision to establish self-management;
  - 5) any change to provisions of the By-laws or Occupancy Agreement that expressly benefits Share Lenders, insurers or guarantors;
  - 6) any major changes in policy, if reserve funds are required.

- b) Action to terminate the legal status or form of ownership of the Property or Corporation shall require the prior written approval of the registered Share Lenders, which shall not be unreasonably withheld or delayed.

Section 2. Access to Books, Records and Financial Statements: Upon written request, any Share Lender shall be entitled to:

- a) inspect the books and records relating to the Property during normal business hours, upon reasonable notice; and
- b) receive a copy of any certified audited financial statement of the Corporation concurrently with its distribution to the Members.

Section 3. Notices to Registered Share Lenders: Registered Share Lenders, if requested in writing, shall be entitled to timely written notice of:

- a) any condemnation or casualty loss that affects either a material portion of the Property or a Dwelling Unit, the ownership indicia of which collateralize the registered Share Loan; provided, however, the Corporation shall have no obligation to provide the aforesaid notice unless said damage has been reported to the Corporation or the Managing Agent in writing or otherwise recorded among their business records;
- b) any default in the obligations hereunder or under the Occupancy Agreement or House Rules of the Member or Members owning Shares encumbered by a First Share Lien not cured within thirty (30) days after notice of such default has been sent to such Member by the Managing Agent or the Board of Directors;
- c) any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Corporation;
- d) any default by the Corporation, not cured within thirty (30) days, in payments due for real estate taxes, assessments and charges imposed by a governmental entity or public utility; and
- e) any threatened condemnation or eminent domain proceeding or proposed acquisition of any portion of the Property owned by the Corporation.

## ARTICLE XV

### Condemnation

Section 1. Condemnation Proceedings: Whenever the state, a political subdivision, or any other corporation, agency, or authority having the power of eminent domain shall seek to acquire any of the Property, such authority may conduct negotiations with the Board of Directors as the representative of the Members affected by the condemnation proceedings, and the Board of Directors may execute and deliver the appropriate conveyance for the agreed consideration. Subject to the provisions of Section 4107 of the Real Estate Cooperative Act, 68 C.S.A. 4101, et seq., the Board of Directors shall allocate such consideration, whether received through negotiation or condemnation, to the repair, replacement, or restoration of the Property, and then to Members holding Occupancy Agreements for the Dwelling Units the subject of such condemnation as determined by a special committee of the Board of Directors established for such purpose. The committee shall be structured in such a manner to provide fair and adequate representation for the Corporation and those Members whose Dwelling Units are sought to be condemned by the authorities.

## ARTICLE XVI

### Miscellaneous

Section 1. Amendments: The By-laws may be amended, enlarged or diminished either by a petition signed by the holders of at least sixty-seven percent (67%) of the votes entitled to be cast by the Members, or at any special meeting called for such purpose, or at an annual meeting, by vote of Members holding sixty-seven percent (67%) of the votes entitled to be cast (including votes voted by proxy); provided, however, that in no event shall the By-laws be amended in such a manner as would affect or diminish any right or rights of a Share Lender unless such amendment shall be made at the request of said Share Lender. If the Members exercise their power to adopt, alter or repeal the By-laws at an annual or a special meeting of Members, the proposed amendment or the substance thereof shall have been inserted in the notice of proxy at such meeting.

Section 2. Notices: All notices, demands, bills, statements or other communications under the By-laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by mail, postage prepaid:

- a) if to a Member, at the address which the Member shall designate in writing and file with the Secretary; or
- b) if to the Corporation, to the Managing Agent, with a copy to the President.

If Shares are owned by more than one person, each such person who so designates an address in writing to the Secretary shall be entitled to receive all notices hereunder.

Section 3. Captions: The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of the By-laws or the intent of any provision thereof.

Section 4. Gender: The use of the masculine gender in the By-laws shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural, and vice versa whenever the context so required.

Section 5. Seal: The corporate seal shall have inscribed thereon the name of the Corporation, the year of its Incorporation and the words, "Corporate Seal" and "Pennsylvania." The Board of Directors may authorize one or more duplicate seals and provide for the custody thereof.

Section 6. Affixing Seal: Whenever the Corporation is required to place its corporate seal to a document, it shall be sufficient to meet the requirements of any law, rule or regulation relating to a corporate seal to place the word "(SEAL)" adjacent to the signature of the authorized officer.

Approved and Adopted by the  
Shareholders of Linden Place  
Corporation at the Annual  
meeting held on April 30, 2001

DBV11057PG656