BY-LAWS
OF
PARK PLACE AT PRISTINE FIELDS CONDOMINIUM ASSOCIATION, INC.
(A Condominium)

ARTICLE I

APPLICABILITY, COMPLIANCE AND INCORPORATION OF STATUTORY LAW

Section 1. Applicability. These Bylaws provide for the governance of the Association pursuant to the requirements of Section 3306 of the Act with respect to the Condominium created by the recording of the Declaration among the land records of Washington County at Instrument Number 200434370.

Section 2. Compliance. Pursuant to the provisions of the Act, every Unit Owner and all Persons entitled to occupy a Unit shall comply with these Bylaws.

Section 3. Incorporation of statutory law. Except as expressly provided herein, in the Declaration or in the Act, the Association shall be governed by the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa. C.S. §5101 et seq., as it may be amended from time to time (the "Corporation Law"). The "Board of Directors" described therein shall be referred to herein and in the Declaration as the "Executive Board."

ARTICLE II

NAME AND LOCATION

Section 1. The name of the association is the PARK PLACE AT PRISTINE FIELDS CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the Association shall be located at 3625 Washington Pike, Bridgeville, PA 15017, Allegheny County, Pennsylvania, but meetings of the members and executives may be held at such places within the Commonwealth of Pennsylvania, as may be designated by the Executive Board.

ARTICLE III

DEFINITIONS

Section 1. Capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration to which these Bylaws pertain or, if not defined therein, the meanings specified or used for such terms in the Act.

Section 2. "Executive" shall mean any person elected or appointed to the Executive Board.

Section 3. "Member" shall mean and refer to those Owners having voting rights in the Association as set forth in Article 4 of the Declaration.

Section 4. "Occupant" shall mean and refer to any person residing, living or otherwise using a Unit regardless of whether that person is an Owner.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit which is a part of the Property, including contract sellers, but excluding those having such interest merely as a security for the performance of an obligation.

Section 6. "Property" shall mean and refer to the certain real property identified in the Declaration and such additions thereto as may hereafter be brought within the jurisdiction of the Association by the Declarant or by vote of the Owners as provided in the Declaration.

Section 7. "Recorded" shall mean duly recorded in the office of the Recorder of Deeds of Washington County, Pennsylvania.

ARTICLE IV

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one year from the date of the first Unit sale, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 8:00 o'clock p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Executive Board, or upon written request of the Members who are entitled to vote one-half (1/2) of all of the membership votes. Special meetings shall be held for the replacement of Executives as required by Article V, Section 2 of these Bylaws.

Section 3. Notice of Meetings. Except as otherwise provided in the Declaration, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or persons authorized to call the meeting, by mail or delivering a copy of such notice to each Member at least fifteen (15) days in advance of such meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of special meeting, the purpose of the meeting.

Section 4. Voting. Except as otherwise provided in the Declaration or By-Laws, all motions, resolutions, etc., of the Association shall be passed by a majority of the votes cast in person or by proxy, without regard to classes of membership.

Section 5. Quorum. Except as set forth in the Act, the Declaration or these By-Laws, the presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-fourth (75%) of all votes, shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting, from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. The Members at a duly organized meeting can continue to do business until adjournment, notwithstanding the withdrawal of the holders of enough votes to leave less than a quorum.

Section 6. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Unit.

ARTICLE V

EXECUTIVE BOARD – SELECTION – TERMS OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by an Executive Board of three (3) Executives, who need not be Members of the Association.

Section 2. Term of Office. Pursuant to Article 14 of the Declaration, Declarant shall appoint the initial Executives of the Executive Board. Not later than 60 days after conveyance of 2 Units to Unit Owners other than Declarant, one (33⅓%) of the three Executives of the Executive Board shall be elected by Unit Owners other than Declarant. Not later than the earliest of (i) seven years after the date of the recording of the Declaration, or (ii) 180 days after conveyance of 6 Units to Unit Owners other than Declarant, all members of the Executive Board shall resign, and the Unit Owners (including Declarant to the extent of Units owned by Declarant) shall elect a new *three* member Executive Board.

Section 3. Removal. Pursuant to Article 17 of the Declaration, Declarant shall have the right to remove any Executive that has been appointed by Declarant. Any Executive not appointed to the Executive Board by the Declarant may be removed from the Board, with or without cause, by a majority of the membership vote of the Association. In the event of death, resignation or removal of an Executive not appointed to the Executive Board by the Declarant, or the vacancy of an office, his successor shall be selected by the remaining Executives and shall serve for the unexpired term of the predecessor. Declarant may not unilaterally remove any Executive elected by Unit Owners other than Declarant.

Section 4. Compensation. No Executive shall receive compensation for any service he may render to the Association. However, any Executive may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Executives shall have the right to take any action in the absence of a meeting which they could take at a meeting obtaining the written approval of all the Executives. Any action so approved shall have the same effect as though taken at a meeting of the Executives.

ARTICLE VI

NOMINATION AND ELECTION OF EXECUTIVES

Section 1. Nomination. Nomination for election to the Executive board may be made by a Nomination Committee created pursuant to Article IX of these Bylaws. Nominations may also be made from the floor at the annual meeting. If a Nomination Committee is not created and no nomination is made from the floor, the Executive Board shall make any such nominations for election to the Executive board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made in manner consistent with Article IV hereof. Such nominations may be made from among Members or non-members.

Section 2. Election. Election of the Executive board shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII

MEETING OF EXECUTIVES

Section 1. Regular Meetings. Regular meetings of the Executive board shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2. Special Meetings. Special meetings of the Executive board shall be held when called by the President of the Association, or by any two (2) Executives, after not less than three (3) days notice to each Executive.

Section 3. Quorum. A majority of the number of Executives shall constitute a quorum for the transaction of a business. Every act or decision done or made by a majority of the Executives present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VIII

POWERS AND DUTIES OF BOARD OR EXECUTIVES

Section 1. Powers. The Executive board shall have the power to:

(a) Adopt and publish rules and regulations governing the use of the Common Elements and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof. The Initial Rules and Regulations of the Association are attached hereto, as Exhibit "A" and made a part hereof.

(b) Suspend the voting rights, the right to use any common facilities and any or all of the rights and privileges of membership in the Association of a Member for any period during which any assessment against his Unit remains unpaid. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for an infraction of published rules and regulations; assessments shall continue during suspension;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provision of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) Declare the office of a Executive to be vacant in the event such Executive shall be absent from three (3) consecutive regular meetings or the Executive board; and

(e) Employ a professional manager, an independent contractor, or such other employees as they deem necessary, and to prescribed their duties.

(f) Enforce adherence to the covenants, requirements and restrictions set forth in the Declaration and as established in rules, regulations and policies adopted by the Board.

(g) Such other powers as provided by law.

Section 2. Duties. It shall be the duty of the Executive board to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one half (1/2) of all votes of the Members who are entitled to vote;

(b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any Unit of which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same;

(d) Issue, or cause an appropriate officer to issue, upon demand by any Member, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) Cause the Common Areas, access easements and rights of way, and planting areas to be maintained, as well as perform other duties imposed by the Declarations, the Articles and these By-Laws.

(h) Carry out the duties of the Association with respect to maintenance as more fully provided in the Declaration.

(i) Enforce adherence to the covenants, requirements and restrictions set forth in the Declaration and as established in rules, regulations and policies adopted by the Board.

(j) Such other duties as provided by law.

ARTICLE IX

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Executive board, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Executive board following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause, by majority vote of the Executives, with or without a meeting. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Executive board; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments including checks and promissory notes on behalf of the Association.

Vice President

(b) The Vice President shall act in the place of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceeding of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the

Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Executive board; shall sign all checks and promissory notes of the Association and shall obtain the co-signature of one other officer of the Association on all checks, if and as the Executive board specifies from time to time; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy to each of the Members.

ARTICLE X

COMMITTEES

Section 1. The Executive board shall appoint committees as deemed appropriate in carrying out its purpose.

ARTICLE XI

BOOKS AND RECORDS

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation, the By-Laws and any rules, regulations and/or written policies of the

Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XII

ASSESSMENTS

Section 1. As more fully provided in the Declaration and the Act, each Owner is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent

(6%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

ARTICLE XIII

AMENDMENTS

Section 1. Vote. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy or by the Declarant at anytime as deemed necessary.

Section 2. Conflict of Interest. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. Gender. The use of the masculine gender in these By-Laws shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires.

IN WITNESS WHEREOF, these By-Law have been duly adopted this 13th day of October 2004.

President

PARK PLACE at PRISTINE FIELDS
CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

A. INTRODUCTION

Condominium Association Rules and Regulations. These Regulations may be amended from time to time by resolution of the Executive Board.

1. Wherever in these Regulations reference is made to "Unit Owners", such term shall apply to the owner of any Unit, to his family, tenants, servants, employees, contractors, agents, visitors and to any guests, invitees or licensees of such Unit Owner. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.

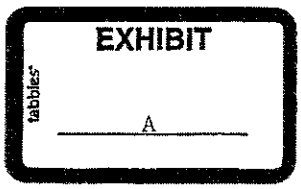
2. The Unit Owners shall comply with all the Regulations hereinafter set forth governing the buildings, patios, porches, driveways, grounds, parking areas, streets, private road, and any other appurtenances.

3. The Association reserves the right to alter, amend, modify, repeal or revoke these Regulations at any time by resolution of the Executive Board.

4. Some Regulations are taken in whole or in part from applicable provisions in the Declaration or the Uniform Condominium Act. In the event of any conflict or ambiguity, the applicable provisions of the Declaration or the Act shall govern.

5. Because a Condominium combines proximate living with home ownership, it is imperative that each member of this community be aware and respectful of the rights of his/her neighbors and his/her own obligations. These Regulations are not designed to restrict lifestyles in any unreasonable manner but rather are designed to ensure a clean, quiet, safe and valuable environment for all.

6. The Executive Board is empowered by the Act, the Declaration, the Bylaws, and these Regulations to take such legal and/or administrative action as may be necessary to ensure that all those subject to the Regulations adhere to the provisions of these Regulations. Because violations either may be unintentional, the result of a misunderstanding, or easily remedied by informal means, an internal administrative enforcement mechanism has been established in Section G of these Regulations. The Regulations will be enforced, without discrimination, for the benefit of all members of our community.



B. RESTRICTIONS ON USE

1. No part of the Condominium shall be used for any purpose except housing and the related common purposes for which the Condominium was designed. Each Residential Unit shall be used as a residence for a single-family unit.

2. There shall be no obstructions of the Common Elements. Nothing shall be stored on the Common Elements without the prior written consent of the Executive Board.

3. No Unit Owner-shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on the Building or contents thereof or which would be in violation of any public law, ordinance or regulation. No gasoline or other explosive or inflammable material may be kept in Residential Unit.

4. All garbage and trash must be placed in areas designated by the Executive Board and no garbage or trash shall be placed on any Common Element. No garbage cans, containers or bags of any kind shall be placed anywhere other than designated trash areas for collection. All trash will be placed at the curb, in plastic containers, for pickup on days designated for trash pickup. No garbage may be placed outside a Unit. **Trash containers are not permitted to be put out before 6:00 p.m. the night before pick up day and containers must be removed by 8:30 p.m. of pick up day.** If you can not retrieve your trash container on time please make arrangements with your neighbor or contact the management office so that we can make arrangements to have it put in front of your garage door.

5. Except as may be designated as, such by the Executive Board, no baby carriages, bicycles, playpens, wagons, toys, benches, chairs or other articles of personal property shall be left unattended in public areas, parking areas, lawns or elsewhere on the Common Elements.

6. Each Unit Owner shall keep his Unit in a good state of preservation, repair and cleanliness.

7. Nothing shall be done in any Unit or on the Common Elements which may impair the structural integrity of the Building or which may structurally change the Building nor shall anything be altered or constructed on or removed from the Common Elements, except upon the prior written consent of the Executive Board.

8. No noxious or offensive activity shall be carried on in any Unit or on the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises, inside or outside the Building or does not permit anything, which will interfere with the rights, comforts or convenience of other Unit Owners. All Unit Owners shall keep the volume of any radio, television, musical instrument or other device in their Units sufficiently reduced at all times so as not to disturb other Unit Owners. Despite such reduced volume, no Unit Owner shall

operate any such sound-producing devices in a Unit between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if such operating shall disturb or annoy other occupants of the Building.

9. No industry, business, trade (commercial, religious, educational or otherwise) designed for profit, altruism, exploitation or otherwise, shall be conducted, maintained or permitted on any part of the Condominium, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window or yard displays or advertising be maintained or permitted on any part of the Condominium or in any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes. For Sale signs are permitted to be displayed in the Unit window with Board approval. The right is reserved by the Declarant to place "For Sale" or "For Rent' or "For Lease" signs on any unsold or unoccupied Units.

10. No blinds, covers, shades, awnings or screens shall be attached to, hung in, or used in connection with any porch or patio unless previously approved by board. Draperies. curtains or venetian blinds must be installed by each Unit Owner on all windows of his Residential Unit and must be so maintained thereon at all times.

11. Window coverings in front and side windows must be vertical or horizontal white or off white blinds. Window treatments must have a white or off white lining.

12. No Unit Owner shall cause or permit anything to be hung, displayed or exposed on the exterior of a Unit or the Common Elements appurtenant thereto, whether through or upon windows, doors or masonry of such Unit. The prohibition herein includes without limitation laundry, clothing, rugs, signs, awnings, canopies, shutters, radio or television antennas or any other item. Under no circumstances shall any air conditioning apparatus, television or radio antennas, or other items be installed by the Unit Owner beyond the boundaries of his Unit. A Unit Owner may, however, use an interior radio or television cable facilities provided as a part of his Unit. No clothesline, clothes rack or any other device may be used to hang any items on any porch, patio or window; nor may such devices be used anywhere on the Common Elements. Porches and patios shall not be used as storage areas. No porch or patio shall be enclosed or covered by a Unit Owner without the prior consent in writing of the Executive Board.

13. No Unit shall be used for any unlawful purpose and no Unit Owner shall do or permit any unlawful act in or upon his Unit.

14. No alterations externally visible from outside the Building shall be made to the porches or patios without specific prior written approval by the Executive Board, which may be given subject to reasonable conditions.

15. No noise or vibration shall be made or cooking or other odor created, nor shall any work or other thing be done which shall unreasonably disturb, annoy or interfere with the rights, comfort or convenience of other occupants of the Building. All cooking equipment shall be used in such a way to prevent noxious odors from permeating the Building.

16. Grills are not to be stored on the patios.

C. PET RULES

1. No non-domestic animal may be raised, bred or kept in any Unit or in the Common Elements. A maximum of one dog or two cats or two small dogs (i.e. not to exceed fifteen pounds each) may be kept in any Unit. Small animals other than dogs or cats (including hamsters, birds, reptiles, amphibians and fish) may be kept by a Unit Owner as household pets provided that such permitted species are not kept for any commercial purposes. Seeing Eye or guide dogs are exempt from all pet rules. Special circumstances can be presented to the Executive Board for consideration.

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

3. All pets must be registered and inoculated as required by law and registered with the Association. Tropical fish are excluded from this limitation.

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

5. Owners of pets must promptly clean up their pet's droppings in all areas of Park Place at Pristine Fields.

6. Electric fences are not permitted.

7. All dogs and cats must be leashed when they are outdoors on any area of Park Place at Pristine Fields.

D. PARKING

1. Unless otherwise authorized by the Association, the garage within the Unit, the driveways and the parking areas may not be used for any purpose other than parking automobiles and small passenger vans. No buses, trucks, trailers, boats, vans (other than small passenger vans) stretch cars, recreational or commercial vehicles shall be parked in the parking areas, garages or in driveways. All vehicles must have current license plates and current inspection stickers and be in operating condition. No vehicles shall be parked on the Condominium property with conspicuous "For Sale" signs attached unless approval is given.

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

3. Every vehicle must be able to fit into the garage unit. Any vehicle, which is too large to fit in a garage unit, may not be parked on the driveway.

4. Recreational vehicles and boats may be parked in a driveway for the purpose of cleaning, loading or unloading but this may never exceed 24 hours.

5. All Unit Owners must park additional cars in their private driveway. No parking is permitted in any area of common driveways shared with other Unit Owners.

E. CONSIDERATION IN USE OF UNITS

1. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction. Satellite dishes no larger than 19 inches in diameter may be installed only with the written permission of the executive board. No radio or television antennas are permitted.

2. All contractors performing major work or alterations on a Unit shall file a certificate of insurance and indemnity with the management, which certificate must be approved by management before said contractors may begin work in the Building. Any Unit Owner who wishes to perform any interior alteration to his Unit shall:

(a) Refrain from making any interior alteration that will: (i) impair the structural integrity of the Buildings or any mechanical or electrical system therein; (ii) adversely affect either the fire retardant or sound absorbent quality of the Buildings; (iii) lessen the support of any portion of the Buildings; or (iv) violate any applicable, law, ordinance or governmental rule, regulation or order;

(b) Obtain such insurance coverage with respect to such interior alterations as the Executive Board may reasonably require in order to protect the Association and the other Unit Owners, as well as the Unit Owner performing such alterations;

(c) Expeditiously complete all interior alterations without incurring any mechanics' liens.

(d) Pay the full cost of performing all such interior alterations;

(e) At such Unit Owner's expense secure all necessary governmental permits and approvals prior to performing all such alterations.

F. GENERAL

1. The planting of plants, trees, shrubbery and crops of any type is prohibited anywhere on the Common Elements without the prior written consent of the Executive Board. Sunflowers and artificial flowers of all types are specifically banned from placement anywhere on the common elements. No fences may be erected around or on the Common Elements. Small black walking lights are permitted upon approval of the Executive Board.

2. All persons shall be properly attired when appearing in any of the Common Element portions of the Property.

3. The appearance of the patios and porches shall conform to the Condominium's standards of integrity and appearance. All fixtures placed in the Limited Common Elements Area (i.e. patios, entrance ways) are to be in good taste and complimentary to the existing earth – tone color schemes. The Board reserves the right to review or determine what is considered acceptable. Each Unit Owner is fully responsible for maintaining the appearance of each Unit premises, Limited Common Elements appurtenant to such Unit and any Garage Unit in a good state of upkeep and cleanliness. If the Association and/or management have to intercede to maintain said premises, the Unit Owner shall be charged for such service. It is the Condominium Homeowners Association's responsibility to maintain the landscaping and grass during such season. The Association will perform snow removal on all driveways and the common private access road if snow is two inches or more. All snow removal on sidewalks shall be the responsibility of the Unit Owner.

4. No exterior doors or public areas shall be decorated except in observance of appropriate religious or patriotic customs. No other signs of any type may be displayed on any exterior portion of the Unit, Common Elements or Limited Common Elements. Storm/screen doors may be installed by Unit Owners if it is the brand and color already approved by the Board.

5. Children shall not be permitted to become a nuisance in the Common Elements. Parents shall at all times be responsible for their children while in the Units, Limited Common Elements and Common Elements. Children are not permitted to play in the shrubs, flowerbeds. Basketball hoops, swimming pools, street hockey, backstops, jungle gyms, swing sets or other such objects are not permitted.

6. All utility charges associated with the Common Elements shall be a Common Expense, including but not limited to, electric for street lights and water for landscaping in the Common Elements.

G. THE INTERNAL DISPUTE RESOLUTION COMMITTEE

1. The Executive Board shall serve as the "Internal Dispute Resolution Committee"'.

2. The "Internal Dispute Resolution Committee" shall be empowered to receive, investigate, attempt to resolve, hold hearings on, and recommend sanctions arising out of complaints from Unit Owners, lessees, mortgagees, or other aggrieved parties concerning alleged violations of the provisions of the Declaration, the Bylaws and/or these Regulations.

3. Upon receipt of a written Complaint Form, management shall attempt to immediately resolve the dispute in a fair and equitable manner.

4. If management has not resolved the dispute within seven (7) days, management must notify committee within three (3) days. When committee receives notice from management that dispute is unresolved, the committee within three (3) days shall notify the alleged violator of a hearing about alleged violation or violations. A written hearing notice mailed to the alleged violator shall advise him/her of the date and time for hearing. The hearing shall be scheduled no later than ten (10) days from the time committee is advised by management of the unresolved dispute. Time extensions necessary may be obtained in writing from the executive board, but extensions are not encouraged.

5. The hearing shall be conducted as an informal, quasi-judicial proceeding. All parties shall have the right to be represented by counsel, to call witnesses, to introduce documentary or other evidence, and to confront and cross-examine witnesses. Formal rules of evidence shall not be used. Each party shall have the right to have the proceeding transcribed by a court reporter, but the costs shall be borne by the party requesting the transcription and shall be paid in advance.

6. In order to ensure an unbiased tribunal, no member of the Committee may sit and hear a case in which he/she has a personal relationship with either party to the proceeding or in which he/she is intimately involved in any other respect. If any member of the Committee shall excuse him/herself, or be otherwise unavailable, the Executive Board shall appoint another disinterested Unit Owner to temporarily sit in his/her stead.

7. After a full hearing referred to in section 4 and 5, the Committee shall make a decision within ten (10) days of the hearings conclusion. The decision shall impose sanctions if a violation/violations are found. The Committee shall impose sanctions in accordance with the following Sanction Schedule depending upon the seriousness and frequency of the violations(s):

(a) Reprimand/warning

(b) $25.00 to $200.00 Fine

(c) Any of such Fines per day or per occurrence as committee deems appropriate including towing and storing vehicles at violator's expense and imposing costs.

8. The committee's findings and decision will be delivered to the alleged violator within ten (10) days. If the sanctions imposed are not resolved by the violator within twenty (20) days of executive board's decision, monetary sanctions and costs may be entered as a lien against the violator's property and/or collected through legal process.

9. The Executive Board shall have all other rights and remedies to enforce its documents as permitted by law in addition to those set forth in these Rules and Regulations.