

RULES AND REGULATIONS OF EMSWORTH MANOR SOUTH CONDOMINIUMS

The terms herein shall have the same meaning as defined in the Declaration of Condominium of the property known as Emsworth Manor South a Condominium created under and subject to the Pennsylvania Uniform Condominium Act. All present and future owners, mortgagees, lessees and occupants of the units and of common Elements and their agents, employees and invites and any other person or entity who or which may use the facilities of the property are subject to and bound by these rules, and all amendments thereof.

A. GENERAL

1. The units and Common Elements (including limited common elements) shall be used only for the purposes set fourth in the Declaration and By-Laws.
2. The sidewalks and entrances shall be used only for access to and from the units and those portions on the Common Elements intended for the use of Unit Owners/Occupants and shall not be obstructed.
3. ALL personal property shall be stored in the Units or storage cages provided for each Unit. Not in hallways, laundry rooms or storage areas.
4. Nothing should be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, balconies or patios of the Building. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows and window sills, including without limitation awnings, clotheslines, aerals, air conditioners, ventilators, or fans, except for a single small (For Sale or For Rent) (approx. 18x12) sign posted within the Unit window and visible from the exterior of the building. There shall be no signs permitted on any part of the property or common elements. Only **WHITE** shades, blinds, drapes or linings thereof, shall be permitted which may be visible from the exterior of the building.
5. Nothing shall be done, including without limitation cooking, working, causing vibration or odors which shall unreasonably disturb or interfere with the rights, comfort or convenience of other occupants of the building.
6. No grills (gas or charcoal) are permitted on the balconies or patios of the building.
7. ALL radios, televisions, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

8. Employees of the Association or Management Company shall not be sent off the condominium premises by any Unit Owner for and purpose or directed to perform any function other than those for which they are employed.
9. Sinks and toilets shall not be used for any other purpose other than that for which designed.
10. Garbage and refuse shall be deposited only in the containers specified by the Executive Board and only at such times and in such a manner as the Executive Board or its agent shall direct.
11. The Executive Board shall have the right, at the request of a Unit Owner, to retain a passkey to each Unit in order to have emergency access to the Unit.
12. No patio or balcony shall be added to, enclosed, or covered by an awning or otherwise changed without the prior written consent of the Executive Board.
13. No Unit Owner/Occupant shall keep any explosives or flammable material or substance in his Unit, except ordinary household products.
14. Patios and balconies shall be kept free of trash, trash cans and debris and shall be inspected regularly and repaired at owner's expense as needed.
15. Damage to any portion of the Property caused by minor children of the Unit Owners or by guests, invitees, visitors, or licensees of the Unit Owners shall be repaired at the expense of the responsible Unit Owners.
16. No Unit Owner shall make, or permit his family, visitors, or licensees to make, any noise or activity that will interfere with the rights, comfort, or inconvenience of other Unit Owners including, but not limited to, playing a musical instrument, phonograph, television or radio.
17. No radio or television antenna shall be erected or installed on the exterior walls of a Unit or on the Common Elements, including the roof.
18. Nothing shall be attached to the Unit doors except for removable hooks (including stickers and magnets). Nothing shall be attached to walls in common areas.
19. These Rules and Regulations are adopted pursuant to the Declaration of Condominium and By-Laws and may be enforced in accordance with those documents.
20. The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

Adopted this 20th day of June, 2022

EMSWORTH MANOR SOUTH
CONDOMINIUM ASSOCIATION

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