

RULES AND REGULATIONS

The Board of Directors of the Grandview Crest Homeowners Association (the "Association") has adopted the following Rules and Regulations for the Association and it's members.

1. Members Courtesy Members may not make or permit any disturbing noises or any other disturbances of any kind or at any times which might reasonably interfere with the rights, comfort, or convenience of other Members.
2. Automobile Parking Members will be considerate of other Members needs when parking automobiles particularly at events such as the Fourth of July. The Association will provide security services for the Fourth of July and any other events as approved by the Board of Directors.
3. No Advertising Members may not exhibit any sign or advertising notice on any door, window or other part of the property, except for security signs or stickers. A "For Sale" sign is permitted if the property is up for sale. The only flags permitted would be the American Flag of a reasonable size.
4. Residential Purposes The Members Units shall be used only for residential purposes. A home office is permitted incidental to residence in a unit, as long as it is not used as a place where business visitors would come and go on a regular basis.
5. Disposing of Garbage Members will dispose of all garbage and other refuse and/or waste matter in accordance with the rules and regulations of the City of Pittsburgh. Such refuse will be placed on the sidewalk adjacent to the entrance to Grandview Crest the night before pick up by the City.
6. Pets Members will be responsible for any pets that they may have in that if they are outdoors they will not be a menace to others in the neighborhood and they will not damage the property of the Members or the common property of the Association in any way.

7. Exterior Painting Members are required to maintain the exterior painting of their units to normal residential standards. If any Member doesn't keep up to the standards which would include no peeling or discolored surfaces, upon a two thirds vote of the Directors, the unit will be painted and the cost of the painting assessed to the Member.
8. Amendments and Additions The Association can revise, add to, rescind or otherwise change any of these Rules and Regulations on majority vote at a meeting of the Directors designated for this purpose.