

**RULES AND REGULATIONS
OF ROSE COURT CONDOMINIUM**

The terms herein shall have the same meanings as defined in the Declaration of Condominium of the property known as Rose Court Condominium, 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 the Common Elements and their agents, employees and invitees 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 forth in the Declaration and By-Laws.

2. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common Elements intended for the use of Units Owners, and shall not be obstructed.

3. All personal property shall be stored within the Units or storage lockers.

4. Nothing shall be hung, projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows of the Building. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including, without limitation, awnings, clotheslines, aerials or signs, other than ventilators, fans, or window air conditioners which have been approved by the Association. 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. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

7. Employees of the Association or Management Company shall not be sent off the condominium premises by any Unit Owner for any purpose or directed to perform any function other than those for which they are employed.

8. Sinks and toilets shall not be used for any purpose other than that for which designed.

9. Garbage and refuse shall be placed in plastic garbage bags and tightly sealed before placing in the trash containers.

10. The Executive Board shall have the right, at the request of a Unit Owner, to retain a passkey to each Unit in order to have emergency access to the Unit.

11. Water shall not be used in unnecessary or unreasonable quantities and the Unit Owner causing such use shall be liable for the cost of the amount used.

12. No Unit Owner shall keep any explosive or flammable material or substance in his Unit, except ordinary household products.

13. Damage to any portion of the Property caused by minor children of the Unit Owners or by guests, invitees, visitors or licensees of the Unit Owners shall be repaired at the expense of responsible Unit Owners.

14. 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 convenience of other Unit Owners including, but not limited to, playing a musical instrument phonograph, television or radio.

15. No radio or television antenna shall be erected or installed on the exterior walls of a Unit or on the Common Elements including the roof.

16. Any unit which has exposed hardwood floors must have 75% of the hardwood floors covered with carpeting and padding. First floor unit owners will be exempt from this rule so long as there is no basement unit below their units.

17. These Rules and Regulations are adopted pursuant to the Declaration of Condominium and By-Laws and may be enforced in accordance with those documents.

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

B. PARKING AND STORAGE

1. All personal property placed in any portion of the building or any place appurtenant thereto, including, without limitation, the storage areas, shall be at the sole

risk of the Unit Owner and the Association shall in no event be liable for the loss, destruction, theft or damage of that property.

2. Should an employee of the Association at the request of a Unit Owner move, handle or store any articles in storage rooms or remove any articles therefrom or handle, move, park or drive an automobile placed in the parking areas, then, and in every such case, that employee shall be deemed the agent of the Unit Owner. The Association shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.

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

4. Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking passenger vehicles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in those areas, if any, designated specifically for such parking by the Executive Board. All vehicles must have current license plates and be in operating condition. No vehicles shall be parked on the Condominium with conspicuous "For Sale" signs attached.

5. Parking vehicles which in any manner blocks sidewalks, driveways or parking spaces shall not be permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Condominium, the Association shall be held harmless by that Unit Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provision of state or local laws and ordinances are expressly waived. The Unit Owner shall indemnify the Association as a result of such illegal parking or abandonment and any consequences thereof.

C. PETS

1. One pet may be maintained in a Unit so long as it is not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness.

2. Each pet must be registered and inoculated as required by law and registered with the Association office.

3. Pet owners are personally responsible for any personal injuries or property damage caused by their pets. Each Unit Owner shall indemnify and hold harmless the

Association from any claims made as a result of the action of their (or their tenant's, invitees', etc.) pet.

4. Pets must be leashed. Leashes may not exceed six (6') feet in length.
5. Owners of pets walked on the Common Elements must promptly clean up their pets' droppings.
6. The Association may require the permanent removal of any pet violating these rules upon written notice to the Unit Owner.

D. LEASING

1. As of November 14, 2014, leasing restrictions exist for any Rose Court Unit Owner taking title or deed to their Unit after 11/14/2014. Please see the Unit Owner approved Amendment under Article VIII, Leasing before leasing your Unit.
2. All leases must be on a form approved by the Executive Board or have attached a rider which will be supplied by the Executive Board on request.
3. Copies of all leases shall be sent to the Executive Board.

E. LATE CHARGE POLICY

1. All fees are due to the Association or the Management Company, if the Executive Board so directs, by the first (1st) day of each month.
2. Any fee, in excess of ten dollars (\$10.00), not paid by the tenth (10th) day of each month will be assessed a Late Charge of ten dollars (\$10.00).
3. The Association or the Management Company will notify each Unit Owner affected of the assessment of the Late Charge and any outstanding fees due on account.
4. The Association and the Management Company reserves the right to use discretion in the assessment of the Late Charge in special cases.
5. The Association and the Management Company, under the direction of the Executive Board, may assess interest at the rate of 15% per annum against all unpaid assessments and fees in accordance with Article V, Section 5.11 of the By-Laws. Further,

the Association and the Management Company, under the direction of the Executive Board, may initiate legal proceedings to collect all unpaid assessments and fees in accordance with Article VI, Section 6.1 of the By-Laws.

Adopted as amended this 19th day of April, 1991.

The EXECUTIVE BOARD of the
ROSE COURT CONDOMINIUM ASSOCIATION

By : _____
Ronald L. Hicks, Jr.
President