

RULES AND REGULATIONS
OF
GEORGETOWN MEWS
OWNERS CORPORATION

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1.0 SUBLETTING

- 1.01 There shall be no subletting of apartments without the prior written consent of the Board of Directors.
- 1.02 If subletting is done without such consent, appropriate action will be taken to remedy this breach.
- 1.03 All requests for subletting shall be in writing on prescribed forms and shall be submitted to the Managing Agent for processing.
- 1.04 Request for subletting shall be evaluated by the Board on a case to case basis.
- 1.05 Subletting shall only be permitted for a maximum of two years of any four years period. The maximum term for any sublease agreement shall be for a period of one year.
- 1.06 If hardship or extenuating circumstances are shown, the Board may permit a sublet to exceed the two years period as described in Rule 1.05
- 1.07 The apartment to be sublet may be subject to inspection as required by the Board of Directors.
- 1.08 Sublessees shall be bound by these "House Rules". Sublessors are responsible to the Owners Corporations for compliance with these Rules and Regulations. Sublessees may not prevent nor impede the sublessors from fulfilling their obligations to the Owners Corporations.
- 1.09 The provisions of the section do not apply to holders of unsold shares or sponsor owned apartments as outlined in the Proprietary Lease and the Offering Plan including Amendments thereto.

2.0 ALTERATIONS, REPAIRS AND/OR CHANGES TO
INTERIOR OF APARTMENTS

- 2.01 No work may commence upon any proposed alternations, repairs and/or change of any kind whatsoever without the prior written consent of the Board of Directors.

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- 2.02** Written request for consent of such work may be looked upon favorably by the Board of Directors if they meet all of the following criteria:
- a.** A complete written description of the specific alterations, repair and/or change must be submitted in duplicate to Managing Agent for processing. Attached to such requests must be plans and specification prepared in duplicate detailing and proposed work.
 - b.** Any proposed alterations, repairs and/or change shall strictly conform to all rules and regulations of all governmental authorities having jurisdiction thereof as well as the N.Y. professional-like manner and shall use only Board approved materials, workmanship and procedures.
 - c.** Any such work may not result in an increase in insurance premiums to the Owners Corporation whatsoever.
 - d.** All such work may only be performed between the hours of 8a.m. to 6p.m. on weekdays and it shall be restricted to the hours of 10a.m. to 6p.m. on weekends.
 - e.** Shareholders shall remove all debris at his/her expense immediately.
 - f.** Any shareholder conducting such work shall be responsible for any and all damage to individual apartment(s) and/ or common elements of the property.
 - g.** If the Board deems it necessary, shareholders may be required at his/her expense to purchase appropriate insurance and/or post a bond pending completion of the work and inspection by the Board or Managing Agent. In addition, inspections may be required before and during the work.
 - h.** Any and all expenses incurred by the Board as a result of such work shall be reimbursed by the tenant shareholder.

- i. Shareholders may be required to meet other criteria for such work as the Board shall from time to time promulgate.

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- 2.03 The provisions of this section do not apply to holders of unsold shares or sponsor owned apartments as outlined on the Proprietary Lease and the Offering Plan including Amendments thereto.

3.0 PROHIBITIONS ON CHANGE TO COMMON AREAS OUTSIDE OF APARTMENTS

- 3.01 No alterations, repair and/or change to common elements and/or all areas outside of the apartments shall be permitted. This rule includes, but shall not be limited to, the following:
- a. No fence or handrail may be erected nor removed.
 - b. No shrubbery, tree, plant, etc. may be planted, relocated nor removed.
 - c. No radio, television or other antenna shall be attached, hung or erected upon any part of the development whatsoever, including, but not limited to, windows, walls, vent pipes, roofs etc.
 - d. No awnings, grills, window (flower) boxes, lighting fixtures or similar devices shall be attached, hung or erected upon any portion of the cooperative development whatsoever. Approved window guards may be installed with the prior written consent of the Board of Directors.
 - e. No new window installations of air conditioners shall be permitted. All new installations of air conditioners shall be through the wall after obtaining the written consent of the Board of Directors. All air conditioners must be registered with the Managing Agent.

4.0 PROHIBITED CONDUCT AND NUISANCES

- 4.01 No resident shall make nor allow any disturbing noises or any unusual smells in any apartment and/or in any other part of the cooperative development. They shall not cause nor permit anything to be done that will interfere with the rights, comfort or convenience of the other residents in the community.

RULES AND REGULATIONS OF GEORGETOWN
MEWS OWNERS CORPORATION (cont'd)

- 4.02 No resident shall play nor permit musical instrument, record/tape player, radio or television, etc. to be operated to the extent that it shall generally disturb or annoy other residents of the community especially between the hours of 10 p.m. and the following 8 a.m.**
- 4.03 No resident shall practice nor permit vocal or instrumental music to be studied or play for more than 2 hours per day and only between the hours of 10 a.m. and 8 p.m. Practice or playing of bands is strictly prohibited. For this rule, a band shall be defined as a grouping of two or more instruments.**
- 4.04 The public vestibules of the cooperative development are for ingress or egress from the apartments. They shall not be used for any other purpose, e.g. storage of lawn chairs, shovels, etc.**
- 4.05 Bathtubs, sinks, toilets, plumbing fixtures and other water devices in the cooperative development shall not be used for any purposes other than those for which they were constructed nor shall any rubbish, rags or other foreign articles be disposed of intentionally or accidentally through the plumbing system. The cost of repairing any damage resulting from any such misuse shall be paid for by the shareholder in whose apartment it shall have been caused.**
- 4.06 Resident's property including but not limited to lawn furniture, chairs, wading pools, carriages, scooters, wagons, toys, etc. shall not be left outside of any apartment overnight. Violations of this rule can result in removal of the offending item(s) by Owners Corporation.**
- 4.07 No resident may store personal property in any unauthorized locations in Owners Corporation building nor around the development. Violations of this rule can result in confiscation of said property by Owners Corporation.**
- 4.08 Residents and their guests shall exercise the control necessary over their children to prevent play which is objectionable to other resident of the community. In addition, resident shall insure that guest and their children do not violate the rules and regulations of the Owners Corporation.**

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OWNERS CORPORATIONS (cont'd)

- 4.09 All garbage is to be placed in bags, wrapped neatly and securely and put into the disposal units at the front of the apartment building. Any large items that will not fit into such units shall be placed in a heavy suitable plastic garbage bag, securely fastened and placed adjacent to the units. In case of bulk garbage, e.g., mattresses, furniture, etc. Arrangements shall be made for disposal with the Maintenance Department.**
- 4.10 Waterbeds or water filled furniture of any type is strictly prohibited from use in apartment units.**
- 4.11 All forms of fireworks are strictly prohibited on the property.**
- 4.12 There shall be neither public auction nor sale in any apartment nor on the property grounds without the prior written consent of the Board of Directors.**
- 4.13 Lawns may not be used for any purpose that may impair their appearance, damage them or increase the cost of maintenance and/or insurance to the Owners Corporation.**
- 4.14 There shall be no ball playing of any kind on the front lawns. Adults wishing to play ball with a small child may do so on the back lawns. Under no circumstances shall a hard/soft ball or other than a hollow plastic bat be used. Any and all damage resulting from ball playing shall be the personal responsibility of the host resident.**
- 4.15 Residents shall not keep nor store hazardous or dangerous materials which may cause fire, explosion or other threats to the safety or wellbeing of other residents and/or the community.**
- 4.16 Residents shall keep their apartment window clean and use their best efforts to keep the vestibules clear of litter, dirt, and debris. In addition, the interior of their apartments must be kept clean and free of infestation such as roaches, other pests, rodents, etc. In case of refusal or neglect by a resident to satisfy this obligation and/or such conditions cause this apartment to become a breeding area for continuing and/or escalating infestations, then, any and all appropriate actions will be instituted by the Owners Corporation as soon as possible to cure these problems. The resident shall be personally responsible for any and all cleaning, restoration, legal or other costs resulting from such problems.**

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORTION (cont'd)

- 4.17 Windows may not be disassembled, altered or defaced in any manner whatsoever. Any and all damage resulting from misuse of windows shall be the personal responsibility of the resident.**
- 4.18 Each apartment must be carpeted throughout exclusive of kitchen, dinettes, bathrooms and closets.**
- 4.19 In the event that the resident, his guests, agent, etc. destroy or damage any Corporation property, the resident shall be financially responsible to the Owners Corporation for the cost of repair or replacement for such damage. Such costs will be due in addition to the normal monthly charge at the first of the following month.**
- 4.20 Except for common household cleaning agents and/or pesticides, no industrial or commercial pesticides, herbicides and/or other chemicals, cleaners, solvents, acids, etc. shall be permitted to be used anywhere on the property or within the apartments by residents or their agents without the prior written consent of the Board of Directors.**
- 4.21 No graffiti, writing, sign, notice nor advertisement of any kind whatsoever shall be permitted on Corporation property, e.g. buildings, garages, garage doors, outside doors, trim, handrails, etc. except as previously approved in writing by the Board of Directors.**
- 4.22 All Corporation exterior or common property, e.g., buildings, outside walls, vestibules, garage doors, outside doors, trim, handrails, etc. may not be painted by residents and shall remain the color authorized by the Board of Directors.**
- 4.23 No apartment or garage is to be used for any commercial purposes unless so stipulated in the lease and approved by the board of Directors.**
- 4.24 No resident, member of his family, guest, or agent shall do or cause to do anything that will violate any law or increase the insurance rates of the Owners Corporation.**

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)

5.0 PERMITTED CONDUCT

- 5.01 Suitable holiday decorations within a shareholder's apartment may be permitted provided that they do not violate any applicable governmental regulations. Any and all damage resulting from such holiday decorations shall be the personal responsibility of the resident.
- 5.02 Use of small approved children's pools may be permitted with the prior written consent of the board of Directors. Pool water must be emptied daily and the pool shall be removed from the outside portion of the property by 8:00 p.m. Any and all damage resulting from pools or use of pools shall be personal responsibility of the resident.
- 5.03 Barbecuing may be permitted with the following restrictions:
- a. Propane, gas and/or gasoline type barbecues are expressly prohibited on the property.
 - b. Barbecues shall not be used in a manner that will create a fire hazard nor smell, smoke nuisance or danger at the property.
 - c. Barbecues shall be monitored from the time they are ignited until they are completely cool.
 - d. All debris from barbecues or barbecuing shall be safety, promptly and properly removed and prepared for disposal.
 - e. Any and all damage resulting from barbecues or barbecuing shall be the personal responsibility of the resident.
 - f. Barbecuing on Owners Corporation property shall only be permitted from Memorial Day through Labor Day.
 - g. Barbecues may not be stored nor kept neither in front of the apartment, buildings nor in any other unauthorized location within the development from after Labor Day and up to Memorial Day. If a storage area is needed for a barbecue, a resident may make an arrangement for such storage with the Managing Agent.

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)

6.0 LOCKS, KEYS & ACCESS TO APARTMENTS & GARAGES

- 6.01 No change nor addition of any lock on the outside vestibule door shall be permitted unless the resident of both apartments have given written approval thereto and obtained the prior written consent of the Board of Directors.
- 6.02 If locks or keys are changed and/or the Managing Agent does not have an access key, the Managing Agent or his designee shall have the right to enter an apartment, vestibule or garage by breaking the locks and/or door if an emergency arises. Emergency conditions shall be determined at the discretion of the Managing Agent. The resident shall pay the total cost of restoration for any damage incurred.
- 6.03 The agents of the Owners Corporation shall, upon reasonable notice, be allowed access to the apartments and garages for the purpose of making needed repairs or inspections, provided that such access is during the normal working day (8:00 a.m.-6:00 p.m.) except in cases of emergency. If said inspection reveals the need for corrective measures, e.g. repairs, cleanup or removal of material/equipment due to a resident's conduct or negligence, then the cost incurred for accomplishing such corrective measures shall be borne by the resident.
- 6.04 Any contractor or workman authorized by the Managing Agent shall be allowed access to the apartments and garages at any reasonable hour of the day for the purpose of inspecting such locations to ascertain whether measures are necessary or desirable to control or exterminate any such vermin's, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles, bedbugs, lice, etc., the cost of thereof shall be payable by the resident, as an addition to the normal monthly charge at the first of the following month.

RULES AND REGULATIONS OF GEORGETOWN EWS OWNERS CORPORATION (cont'd)

7.00 PETS

- 7.01** Pets of any and all kinds are prohibited upon any part of the property including within the apartments with the following exceptions:
- a.** No dogs or cats shall be housed on the property except for those animals which are owned by tenants, shareholder who prior to purchasing their apartments are Rent Stabilized Tenants and had housed that dog or cats with full knowledge of the Managing Agent. Once that dog or cat dies or is given away, it is not to be replaced by another dog, cat, other animal or pet.
- 7.02** All residents possessing pets which are permitted on the property must comply with the following rules:
- a.** All such pets must be registered with the Managing Agent.
 - b.** All dogs and cats must be leashed at all times or carried.
 - c.** The property is not to be used as a “dog run” nor is any animal permitted to use the property in violation of the New York City Sanitary Laws. Pet owners must “clean up” after their pets and properly discard scooper bags, etc.
 - d.** Dogs must be properly licensed by the appropriate city agency.
- 7.03** No pigeon, other birds or any unregistered animals shall be fed anywhere within the development including at or from the sidewalks adjacent to the property. Bird feeders are strictly prohibited on the property.
- 7.04** Any and all damage resulting from any and all pets shall be the personal responsibility of the resident.

8.0 VEHICLES (Personal and/or Commercial)

- 8.01** No vehicle is permitted anywhere on the property except in driveways and/or parking areas.

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)

- 8.02 All such resident personal vehicles which may be allowed to enter or park on the property must have affixed to their windows, a current approved Owners Corporation Parking Sticker. Tenant shareholders may obtain a property parking sticker after registering their vehicle with the Managing Agent.**
- 8.03 All vehicles equipped with alarms, which may park on the property, must be registered with the Managing Agent.**
- 8.04 Any and all vehicles permitted anywhere on the property must not be in violation of any governmental rules, regulations, etc. whatsoever. All such vehicles shall properly display valid legal registrations, permits, etc.**
- 8.05 Any vehicles which may not have and/or not require registration nor permit, etc. for example, snowmobiles, lawn tractors, motorized bikes or scooters, etc. are strictly forbidden on the property without the prior written consent of the Board of Directors.**
- 8.06 No vehicles may park anywhere on the property in any manner as to impede or prevent ready access to the driveway, garages, garbage storage areas, dumpsters, etc.**
- 8.07 No vehicle may park, stand, enter upon, cross nor drive through any lawns, walkways, courts, yards, sidewalks, etc. under any circumstances whatsoever.**
- 8.08 No vehicle may exceed the speed limit of 10 mph on the property and no one shall race a motor unnecessarily nor objectionably.**
- 8.09 Driveways and parking areas may not be used as play areas for any vehicles whatsoever. This rule includes racing, practice driving or gathering of any vehicles for any purpose other than access to parking areas and parking.**
- 8.10 There shall be no dead storage of vehicles on the property. Vehicles may not be parked nor left in a state that renders them inoperable.**
- 8.11 There shall be no extensive repairing, rebuilding, etc. of vehicles in outside parking areas on the property.**

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNRES CORPORATION (cont'd)

- 8.12 There shall be no parking nor standing of any commercial vehicles which are owned by residents, their employers, visitors, agents, etc. anywhere on the property except if such commercial vehicles receives prior written authorization to enter the development from the Board of Directors.
- 8.13 No one may park in an unleased garage. Any vehicles found parked in such a garage shall be towed away at the vehicle owner's sole expense.
- 8.14 No one may store illegal quantities or types of flammable, explosive or otherwise hazardous materials or chemicals in any garage or vehicles on the property.
- 8.15 Commercial, special work or construction type vehicles engaged in activities for the development shall be supervised by the Managing Agent.
- 8.16 Any new or current resident moving personal property into or from the development must notify the Managing Agent at least one week in advance of the date and the approximate time that such move will be made. No commercial and/or private vehicle may enter the property for such moves unless Management has been so notified and the resident has obtained the prior written consent of the Managing Agent.
- 8.17 Vehicles, which violate any of the provisions of this Section of the Rules and Regulations, may be towed away at the vehicle owner's sole expense. In addition, it should be noted that the strongest possible police and legal action will be brought to bear against any resident, vehicle owner/operator, etc. that violates this section.
- 8.18 Any and all damage resulting from use or misuse of vehicles and/or violation of these Rules shall be the personal responsibility of the resident and/or vehicle owner.

9.0 HOME PROTECTION

- 9.01 No alarm nor alarm system may be installed anywhere on the outside of any building or within any apartment without obtaining prior written consent of the Board of Directors. All such alarms must be registered with the Managing Agent.

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATIONS (cont'd)

10.0 PROPERTY STAFF

- 10.01** This property is under the control of the Managing Agent for the Board of Directors. The Managing Agent appoints the Property Manager and authorizes him/her to direct and control the operation of the property. All activities at the property are directly supervised or overseen by the Property Manager and/or the Superintendent of the Maintenance Department.
- 10.02** All requests for services or processing for problems, etc. shall be through the Maintenance Department, the Superintendent of Maintenance and/or Property Manager.
- 10.03** Initial complaints regarding services, resolution of problem, etc. shall be directed to the Maintenance Department, the Superintendent of Maintenance and/or the Property Manager.
- 10.04** If you feel your initial complaints are not cured by contact with the Maintenance Department, the Superintendent of Maintenance and/or the Property Manager, then send a formal complaint regarding such service or problem to the Managing Agent of the Lessor.
- 10.05** If you believe your formal complaint has not been resolved by the Managing Agent, then forward your complaint with all relevant facts and details including, for example, initial complaint, parties contacted, dates, times, responses, etc. to the Board of Directors for review and disposition.
- 10.06** Commendations, acknowledgements, letters of applications, etc. for services or actions by property staff should be sent to the Property Manager with a copy to the Board of Directors.
- 10.07** Owners Corporation employees, Management Corporation employees and/or any other employees associated with or working for these organizations are prohibited from performing private work for anyone, whether on or off the property, during their regular working hours.
- 10.08** No resident may interfere with the duties of any property staff member nor shall any resident attempt to give orders to any member of the property staff.

**RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)**

**11.00 LAUNDRY, LAUNDRY MACHINES & LAUNDRY
ROOMS**

- 11.01 Clotheslines are not permitted on the property and laundry, clothing, blankets, etc. may not be hung in any common areas in the development.
- 11.02 No washing machine or dryer is permitted in an apartment on the property except for those machines which are owned by tenant shareholders who prior to purchasing their apartments were Rent Stabilized Tenants.
- 11.03 All residents possessing such machines must comply with the following rules:
- a. All such machines must be registered with the Managing Agent.
 - b. All machines must be kept in good repair and operate properly.
 - c. All washing machines must be properly installed with functioning check valves in the incoming water lines to the machines.
 - d. Any and all damage resulting from such machines or their operations shall be the personal responsibility of the resident.
- 11.04 No new installations of washing machines or dryers will be permitted in any apartment.
- 11.05 The use of the laundry rooms and its equipment shall be controlled by the Managing Agent for the Board of Directors. Residents may use the available laundry facilities only upon such days and during such hours as may be designated by the Managing Agent.
- 11.06 Residents shall not allow their children to deface, destroy, or otherwise damage any laundry room or any laundry room equipment. Children are not allowed to play nor "hang out" in any laundry room on the property. Residents shall be personally responsible for any and all damage caused by their children on the property.
- 11.07 The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)

12.0 PLAYGROUNDS

- 12.01 The playgrounds shall only be used by children of residents of the development and their guests.
- 12.02 The playgrounds may only be used from 9 a.m. to dusk.
- 12.03 Children under the age of eight must be accompanied and supervised by an adult.
- 12.04 No persons shall deface, destroy, misuse, abuse nor otherwise damage the playground facilities and/or surround properties. The throwing of rocks, pebbles or stones is expressly prohibited.

13.0 CHARGES, PENALTIES AND FEES

- 13.01 In the event that maintenance charges, garages or air conditioner fees and/or any and all other charges, rents or fees due and owing to the Owners Corporation are not paid within 10 days of the date due, then a late charge determined by the outstanding balance shall be charges to the debtor or shareholder of the apartment or garage for each monthly period or part thereof. In no event shall the late charge for each apartment or garage be less than \$10.00 per month or part thereof.
- 13.02 In the event that a resident violates certain Rules and/or Regulations of the Georgetown Mews Owners Corporation, appropriate penalties may be imposed to defray or help defray any and all costs to the Owners Corporations, for example, the cost of determination, followed up and/or cure of such violation.
- 13.03 In the event that a tenant shareholder needs certain services in his/her apartment that are not normally covered by the Owners Corporation, such services may be obtainable from the Maintenance Department on a fee basis. Call Maintenance office for information.
- 13.04 The current schedule of charges, penalties and fees shall be posted in the Maintenance Department Office, the Property Manager's Office and the Board of Directors Operations Center.

**RULES AND REGULATIONS OF GEORGETOWN MEWS
OWNERS CORPORATION (cont'd)**

14.0 “HOUSE RULES”

- 14.01** For purposes of these “House Rules”, the definition of resident shall include the sponsor, all tenants shareholder, sublessees, rent stabilized tenants, occupants and any family members of the above while residing at or visiting the property.
- 14.02** The Board of Directors reserves the right to change, rescind or amend any rule or regulation and/or to make such other rules and/or regulation that are deemed necessary to provide for the safety, care, proper operation and maintenance and/or cleanliness of the property.
- 14.03** Any consent or approval given under these “House Rules” by the Lessor shall be revocable at any time.
- 14.04** Consent or approval for a request may be granted to any tenant shareholder or sublessee as a result of demonstrated extenuating circumstances and any such accommodation shall not set a precedent nor be construed as a revision of rules , regulations and/or policy of the Board of Directors.
- 14.05** A violation of these Rules and Regulations by a resident, his/her family, agent, employees, guests, etc. shall be considered a violation of the proprietary lease and the Lessee shall be subject to such further actions as promulgated by the Board of Directors, including, but not limited to, additional charges, termination of proprietary lease, eviction proceedings, etc.
- 14.06** The “House Rules” and Regulations of the Owners Corporation shall follow the forgoing format. Each issue and page shall be numbered and dated, thus, as revisions occur in the future, individual pages or if necessary the whole issue may be replaced as needed.
- 14.07** The issue number and date shall appear on the document cover and the issue number, date (year-month-day) and page number shall appear in the upper right corner of each page. In addition, the document cover shall list the page numbers and their dates that comprise this document.
- 14.08** The most recent issue and/or pages approved by the Board of Directors shall be deemed the “Current Edition” of the “House Rules” in effect at the property.

14.09 The Current Edition of the Rules and Regulations of the Owners Corporation shall supersede and survive any and all previously promulgated “House Rules” or Regulations for this property.

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