

**THE RULES AND REGULATIONS
OF
LAWRENCEVILLE LOFTS CONDOMINIUMS
LOCATED IN
CITY OF PITTSBURGH, 6TH WARD - ALLEGHENY COUNTY
PENNSYLVANIA**

POLICY AND PURPOSE STATEMENT:

The Declarant, by and through the provisions of these Rules and Regulations, is establishing a general plan for the development of the LAWRENCEVILLE LOFTS CONDOMINIUMS and its use and occupation, so as to establish and protect for the benefit of all Unit Owners a community of residences having aesthetic and environmental influences conducive to a high standard and quality of life and to enhance the economic stability and value of the property interests of the Unit Owners through collective standards of maintenance and use of the LAWRENCEVILLE LOFTS CONDOMINIUM constructed thereon. Accordingly, these Rules and Regulations, and subsequent Rules and Regulations hereafter adopted with respect to the use of the Property and acts of the Unit Owners will apply to all owners, occupants, tenants, guests and invitee to any Unit. Any lease of any Unit shall provide that the lessee and all occupants of the Unit shall be bound by the terms of the Declaration, the By-Laws of the Association and any and all Rules and Regulations. Each Owner, by acceptance of a deed, acknowledges and agrees that the use and enjoyment and marketability of the Condominiums can be affected by the provisions of these Rules and Regulations, Bylaws, and the Declaration and that the same may be modified from time to time hereafter as provided in the Declaration, By-Laws and the Rules and Regulations of the Association. Each Owner further acknowledges and agrees that the use and occupation of each Unit shall be limited by the provisions of these Rules and Regulations, as they presently exist and as the same may hereafter be modified, by the By-Laws of the Association, and the Declaration.

Notwithstanding the foregoing, however, it is expressly understood and agreed that neither the Declarant, nor its successors or assigns, including, without limitation, the

Association, shall adopt any Rules or Regulations, or otherwise create any restrictions which would impede or restrict any Owner or occupant of any Unit with respect to the following:

(a) The interference with activities carried on within the confines of any Unit, except matters hereinafter specifically identified in connection with the general use of the Unit and Property, or which may be otherwise unlawful or create a danger to the health or safety of the other occupants of other Units or, which generate excessive traffic or noise, or create obnoxious or unsightly conditions visible outside the Condominium, or which create an unreasonable source of annoyance, or are otherwise disruptive of the quiet enjoyment of other Owners or occupants of Units within the bounds of the Property.

(b) All costs or expenses incurred by Declarant or the Association with regard to the application, including legal review and enforcement of these Rules and Regulations, shall be the responsibility of the Association and/or the Unit Owners involved in violation or dispute.

CHILDREN:

(a) Behavior in Common Areas. There shall be no restriction as to the minimum age of children who may live in or visit the Condominium. The activities and behavior of all children when on or in the Common Elements, including the Common Yard, shall be regulated by an adult, including physical supervision where necessary. The Executive Board or their designated representative shall at all times have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child, remove him or her from any Common Area if the child's conduct is such that they believe this action is necessary.

(b) Parent Responsibility. Parents shall be fully responsible for the actions of their children who reside in or are visiting the Condominiums.

COMMON ELEMENTS:

(a) Use of Common Elements. The Common Elements may be used by all Unit Owners and/or residents, their families, tenants, guests and invitees, subject to the Declaration

and these Rules and Regulations as each may be amended from time to time in the manner set forth in the Declaration.

(b) Common Element Usage. The Common Elements shall not be used for storage of supplies, materials, personal trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted to remain elsewhere on or in the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. The Common Elements shall not be used in any way for the drying, shaking, or airing of clothing or other fabrics. Automobiles may only be washed in areas approved by the Association. In general, no activity shall be carried on or condition maintained by an Owner either in his Unit or upon or in the Common Elements which spoils the appearance of the community.

(c) Damage to Common Property. Except as otherwise specified in the Declaration and By-Laws, all damage caused by any Owner, or anyone as for whom the Owner shall be responsible, shall be repaired by and at the expense of such Owner unless such damages or costs are covered by the insurance carried by the Association in which case the Owner responsible shall bear the expense to the extent of the deductible amount.

(d) Personal Property. No benches, chairs or other personal property shall be left unattended, nor shall any sports equipment, baby carriages, playpens, bicycles, wagons, toys, or other vehicles be permitted on or in any part of the Common Elements without the prior written consent of and subject to any regulation or requirement of the Association's Executive Board.

(e) Obstructions. Landscaped areas, driveways, streets, parking areas, and all other Common Elements shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended.

(f) Food and Beverage Consumption. Food and Beverages may not be consumed in or on the Common Elements except in such areas as are permissibly designated as such by the Association's Executive Board.

(g) Prohibited Use. No articles of personal property belonging to any Owner shall be stored on or in any portion of the Common Elements without the prior written consent of the Association's Executive Board.

EXTERIOR ATTACHMENTS:

(a) Exterior Attachments. Owners shall not cause or permit anything to be placed on the outside walls of any building, and no sign, awning (except retractable awnings over a rear patio), canopy, shutter, flower boxes, clothes lines, radio or television antennas, satellite dish, exterior lighting, or seasonal decorative lighting shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior written consent of the Association's Executive Board.

(b) Air Conditioning Units/Fans. No air conditioning unit or fan of whatever type, other than those installed by the Declarant, may be installed in or on a Unit without the prior written consent of the Association's Executive Board.

(c) Easement and Property Structures. Except as otherwise expressly set forth to the contrary in the Declaration, no external antennas, satellite dishes, flag poles, clothes lines, signs, sidewalks, hedges, fences, swimming pools, basketball hoops, artificial vegetation, sprinkler or irrigation systems, tents, awning, storage containers, decorative accessories, lawn ornaments, fountains, birdhouses, dog houses or similar structures will be erected in or on the LAWRENCEVILLE LOFTS CONDOMINIUMS property, including any Common Elements or Condominium Easements, by any person.

(d) Personal Property Items. No clothes, sheets, blankets, laundry or other articles of any kind shall be hung out or exposed in or on any part of the LAWRENCEVILLE LOFTS

CONDOMINIUMS property, including front stoops of any Unit, as well as in or on any Common Elements or Condominium Easement.

(e) Alterations. No patio, courtyard, covered porch or deck of any Unit shall be decorated, painted or otherwise altered by any Unit Owner.

(f) Exterior Storage. No Unit Owner shall use front or rear porches of a Unit as storage areas.

GARBAGE/REFUSE DISPOSAL:

(a) Refuse Containers. No garbage cans, supplies, milk bottles, or other articles shall be placed in or on the porches or courtyards of a Unit, in or on any Common Element other than the rear of the building or under the front steps.

(b) Refuse Container Regulations. No refuse container shall be put outside for pick-up before 7 p.m. the evening before the day of pick-up. All garbage and refuse from Unit Owners shall be deposited with care in garbage containers which shall be kept inside of their Unit except as permitted in the preceding sentence. All items not picked up by the refuse company shall be retrieved by the respective Unit Owner by 7:00 p.m. of the day of scheduled pick-up. Garbage and other refuse shall be stored and disposed of in accordance with further rules and regulations to be promulgated by the Association, to the end that there shall be a uniform procedure for storage and collection of same, so that no Unit Owner's garbage or refuse shall be or become a nuisance or annoyance to any other inside the Condominium.

(c) Trash Burning. There shall be no burning of trash or other refuse indoors or out-of-doors on the LAWRENCEVILLE LOFTS CONDOMINIUMS property, on any Condominium Easement, or in or on any of the Common Elements.

INSURANCE:

(a) Prohibited Use. Nothing shall be done or kept in or on any Unit, Common Element, Condominium Easement or any part of the LAWRENCEVILLE LOFTS CONDOMINIUMS property which violates any applicable law or which will increase the rate of insurance on any building, or the contents thereof.

(b) Insurance Clause. Any act or activity in or on any Unit, Common Element, Condominium Easement or any part of the LAWRENCEVILLE LOFTS CONDOMINIUMS property which would jeopardize the soundness or safety of, or damage to or destruction thereof, or the health or safety of any person, or impair any easement of appurtenance within the LAWRENCEVILLE LOFTS CONDOMINIUMS property, or result in the imposition of higher casualty insurance premiums to the Association, is strictly prohibited.

INTERIOR/EXTERIOR MAINTENANCE:

(a) Interior Maintenance. Each Owner shall maintain the interior of his Unit in a safe, clean and sanitary condition and in a good state of repair. The Association or its duly authorized agents shall have access to each Unit from time to time, during reasonable working hours, upon notice to the Owner thereof, as may be reasonably necessary for maintenance and repair which is either required to be done by the Association or which is required to be done by a Unit Owner and such Unit Owner has failed to discharge same within a reasonable period of time following notice thereof by the Association.

(b) Window Coverings. The use and the covering of the interior surfaces of windows, whether by draperies, shades or other items, must be designed for such purpose, as visible on the exterior of the Condominium, and shall be subject to further Rules and Regulations of the Association's Executive Board. Bed sheets and/or blankets are absolutely prohibited as window coverings.

(c) Heating/Wiring/Plumbing. No Unit Owner shall overload the electric wiring in his Unit (or any adjacent Unit), or operate any machines, appliances, accessories or equipment, in such a manner to cause, in the judgment of the Association's Executive Board, an

unreasonable disturbance to others. Nor shall any Unit Owner connect any machine, appliance, accessory or equipment to the heating system or plumbing system without the prior written consent of the Association's Executive Board. Installation, removal, construction or repair of any electrical lighting or power circuit or electrical outlet box or terminal device included in such outlet box, or any item of heating or air conditioning equipment, any of which is located within an interior partition of a Unit, may be undertaken by the Unit Owner only after application has been made to, and written approval received from, the Association's Executive Board. Such approval shall be granted only if the work performed shall be of similar or superior quality to that present throughout the Condominium and shall be performed by qualified personnel. The cost of such installation, removal, reconstruction or repair, whether undertaken by a Unit Owner or by the Association (under the same procedures utilized for Common Elements) shall be borne by the Unit Owner of the Unit benefited thereby.

(d) Clothes Dryers. All clothes dryers must have lint filters installed.

(e) Obstruction of Easements. No Unit Owner shall undertake any work or do any other act which would impair any easement created in the Declaration, under the Act or in violation of these Rules and Regulation without the written consent of the Declarant, its successors or assigns, and/or the Association.

(f) Entrance Obstructions. The walkways, entrances, passages and vestibules of any Condominium building or to the Condominium itself shall not be obstructed or used for any purpose other than ingress to and egress from the Condominium or a Unit thereof.

(g) Common Element Plantings. The Declarant and/or Association may install trees, shrubs, or ground cover within the Common Elements as it deems necessary or desirable to enhance the beauty of the Condominium or to provide screening where necessary.

(h) Unit Area Plantings. No Unit Owner shall modify, remove, replace, or install grass, shrubs or trees in and around their Unit without the prior written consent of the Association's Executive Board. Any seasonal flowering plants provided and planted by an

individual Unit Owner will be the sole responsibility of the Owner with respect to regular watering, pruning, and any removal of unsightly or dead foliage.

VEGETABLE PLANTINGS:

Unless otherwise agreed by the Association, any vegetable plantings provided and planted by an individual Unit Owner will:

- (a) be the sole responsibility of the Unit Owner with respect to the regular watering, pruning, and removal of ripe or dead vegetables.
- (b) be restricted to only the rear area immediately adjacent to the rear wall of each Unit no further away than 24" from the Condominium building wall.
- (c) be no taller in height than 60" total, with a maximum of 6 plants per Unit; and
- (d) be removed and discarded no later than the first frost of each Fall.

KEYS:

(a) Maintenance During Owner's Absence. Each Unit Owner who plans to be absent from his Unit for an extended period of time (especially during the winter season) must prepare his Unit prior to his departure by:

- (i) removing all furniture, plants and other movable objects from the Unit's porch.
- (ii) designating a responsible firm or individual to care for the Unit.

(iii) turning off the main water valve of the Unit, relieving the water pressure in all water lines therein and maintaining an adequate temperature inside the Unit so the Unit is not subject to deterioration; and

(iv) authorizing the Association's Executive Board to direct any removal, replacement, and/or repair to any damaged areas of the exterior of the Unit during the Owner's absence.

(b) Master Key. If consent is given, the Owner shall provide a key for the use of the Association in the event of an emergency situation.

MONTHLY ASSESSMENT, ASSOCIATION FEES AND RESERVE ACCOUNT FEES:

(a) Payments. Monthly assessment payments, Association Fees and Reserve Account Fees, shall be due on the first (1st) day of each month at such place as may be designated from time to time by the Association. Payments shall be made in the form of check payable to the LAWRENCEVILLE LOFTS CONDOMINIUM HOMEOWNERS' ASSOCIATION. Any assessment payment received by the Association after the tenth (10th) day of the month for which it is due shall be subject to a ten percent (10%) late payment fee.

MOTORIZED VEHICLES:

(a) Automobiles and Commercial Vehicles. The use or storage of automobiles and commercial vehicles on the Condominium property shall be subject to the following limitations:

(i) Permitted Vehicles. Any vehicle with a current state registration which contains a designation of the type of vehicle as "Automobile" shall be presumed to be permitted hereunder. Passenger mini-vans and sports utility vehicles designed for passenger use, and without commercial lettering shall be permitted.

(ii) Prohibited Vehicles and Boats. No truck, commercial vehicle, bus, mobile home, motor home, camper, trailer, recreational vehicle, boat or similar vehicle may be parked at the LAWRENCEVILLE LOFTS CONDOMINIUMS at any time unless totally enclosed in a garage and not visible from the outside. Prohibited vehicles include, but are not limited to, (A) those not designed primarily for the routine private transportation of people, rather than equipment or goods, or (B) bearing any advertising, logo, or other signs or having print or some reference to any commercial undertaking or enterprise.

(b) Use of Guest Parking Areas. The LAWRENCEVILLE LOFTS CONDOMINIUMS Owners' vehicles shall be parked exclusively in the respective Owner's garage and/or driveway. An Owner's guest may park their vehicle in the driveway or garage of the Unit in which they are visiting or on the street. All other vehicles will be towed at the vehicle owner's expense. No one will be permitted to perform any vehicle repair or maintenance, including car washing, and/or waxing, at any time in the guest parking areas.

(c) General Rules. No vehicles shall be repaired within the LAWRENCEVILLE LOFTS CONDOMINIUMS, except on an emergency basis. No truck or commercial vehicle of any kind shall be permitted to be parked on the LAWRENCEVILLE LOFTS CONDOMINIUMS property unless said vehicles are temporarily present and necessary for deliveries or in the actual construction or repair of improvements or items therein. No vehicle shall be left within the LAWRENCEVILLE LOFTS CONDOMINIUMS property for more than one (1) business day if not capable of self-propulsion. All vehicles, including motorcycles, mopeds, etc., shall be equipped with effective sound muffling devices.

(d) Vehicle Service and Repair. Cars may not be serviced or repaired on the LAWRENCEVILLE LOFTS CONDOMINIUMS property. No trucks, trail bikes, motorcycles, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, trailers, tractors, boats or boat trailers, or similar vehicles, other than passenger automobiles, passenger vans or pickup or utility trucks with a capacity of no more than one (1) ton or less and with no exterior commercial writing, shall be parked, stored, or in any manner kept or placed on any portion of the LAWRENCEVILLE LOFTS CONDOMINIUMS property or roads therein. Stored

vehicles which are obviously inoperable, and vehicles which do not have current licenses or have not been currently inspected shall not be permitted on the LAWRENCEVILLE LOFTS CONDOMINIUMS property. No work on automobiles or other vehicle repair shall be performed within the LAWRENCEVILLE LOFTS CONDOMINIUMS property, except in the event of an emergency. The foregoing restrictions shall not be deemed to prohibit commercial and construction vehicles, in the ordinary course of business, from making deliveries or otherwise providing services to the LAWRENCEVILLE LOFTS CONDOMINIUMS. No car washing, waxing, vacuuming, or cleaning of any sort shall be permitted in any area of the LAWRENCEVILLE LOFTS CONDOMINIUMS except in the individual Unit Owner's own driveway.

NOISE:

(a) Interior Disturbances. No Owner shall make or permit to be made by his family, tenants, invitees, employees, agents, visitors, or licensees, any disturbing noises, nor do or permit to be done by such persons anything that will interfere with the reasonable rights, comforts or conveniences of other Owners. No Owner shall unreasonably play or allow to be played any musical instrument or operate or allow to be operated, a stereo system, television, radio, or sound amplifier, in the Owner's Unit in such a manner as to disturb or annoy other Owners and the quiet enjoyment of their Unit.

(b) Horns. No Owner or visitor shall unnecessarily blow any horn from any vehicle approaching or on the LAWRENCEVILLE LOFTS CONDOMINIUMS property. No exterior speakers, horns, whistles, bells or other sound devices shall be located or used on any portion of a Unit or in or on the Common Elements.

(c) Firearms and Explosives. No person may discharge a gun or other firearm within a Unit or on the LAWRENCEVILLE LOFTS CONDOMINIUMS property. No activities may be conducted on the LAWRENCEVILLE LOFTS CONDOMINIUMS property which employ firecrackers, fireworks or other explosive devices, air rifles, pellet guns, B-B guns, bows and

arrows, or other similar dangerous weapons, projectiles, or devices anywhere on or about the LAWRENCEVILLE LOFTS CONDOMINIUMS property.

(d) Activities Not Permitted. No noxious, dangerous, immoral, improper, unlawful, offensive or unsafe activity shall be carried on in a Unit or on the LAWRENCEVILLE LOFTS CONDOMINIUMS property. It is the responsibility of every Unit Owner to not make or permit any excessively loud or disturbing noises in a Unit or within the LAWRENCEVILLE LOFTS CONDOMINIUMS property, and shall not engage in or permit to be done any other activity in a Unit or within the LAWRENCEVILLE LOFTS CONDOMINIUMS property which interferes with the rights, comforts or convenience of the other Unit Owners or occupants.

PETS:

(a) Outdoor Care. Unit Owners shall keep all pets on a leash, or shall carry such pets, when they are in or on the Common Elements. Every Owner and/or occupant of a Unit shall immediately remove from the LAWRENCEVILLE LOFTS CONDOMINIUMS property all solid waste caused by his or her pet and the pets of his or her guests, invitees, agents and employees.

(b) Types and Numbers. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept within a Unit or on the LAWRENCEVILLE LOFTS CONDOMINIUMS property, except customary household pets in reasonable type and numbers kept solely for the pleasure of the occupants and not for commercial purposes of any kind or nature. No reptiles of any kind, excepting only an unlimited number of fish, which shall be maintained in an aquarium or other appropriate container, and the following, which may not be permitted to run at large at any time on the LAWRENCEVILLE LOFTS CONDOMINIUMS property:

(i) No more than two (2) dogs of gentle disposition; or

(ii) No more than two (2) cats.

(c) Exceptions. Seeing-eye dogs and hearing-ear dogs will be permitted for those purposes by persons holding certificates of necessity.

(d) Costs and Claims. All costs in connection with any claim resulting from the action of the pet of a Unit Owner or the pet of his guest, invitees, tenants, employees or agents shall be paid by such Unit Owner. No animals of any sort shall be left unattended outside of a Unit at anytime.

(e) Nuisance. Any permitted pet causing or creating a nuisance or unreasonable disturbance may be permanently removed, at the cost of the Owner, from any Unit upon three (3) days written notice from the Association's Executive Board. The determination of what is or what may be an obnoxious animal, fowl or reptile shall be determined by the Association in its sole and absolute discretion.

SIGNS:

(a) Builder/Declarant Signs. No sign of any kind shall be displayed to the public view on any Unit except for the right of the Declarant or its designees to market Units for sale. Nothing shall be construed to restrict the Declarant or its designees from displaying signs or other advertising devices which in the Declarant's sole discretion may be necessary or desirable for the promotion and sale of Units.

(b) Unit Owner's Signs. No sign or notice of advertisement shall be inscribed or exposed on or at any window or other part of a Unit or any part of the LAWRENCEVILLE LOFTS CONDOMINIUMS property except as shall have been approved in writing by the Association, nor shall any advertising publicizing "For Sale" and/or "For Rent" be displayed.

(c) Nameplates. No Owner nameplates shall be displayed at any location on the exterior of an individual Unit or on any part of the LAWRENCEVILLE LOFTS CONDOMINIUMS property.

SNOW REMOVAL:

(a) Snow Removal Maintenance. On days where snow removal maintenance will be required the Snow Removal Contractor will not be responsible for removing any snow around any automobiles parked in driveways and guest areas and will not return at a later time to do these areas after the vehicles have been removed, and it will therefore be the responsibility of the individual Unit Owner and/or vehicle owner to remove that snow. All snow removal will be started on a random rotating routine basis.

(b) Restrictions. If a Unit Owner should desire to “salt” their individual sidewalk and/or driveway only a calcium-chloride product (such as Melt-Away) may be used at any time.

COMMON AREA LANDSCAPING:

(a) Responsibility of Association. All aspects of common area landscaping, including the mowing of grass, pruning of plants, removal of leaves, etc., shall be the responsibility of the Association through its designated contractor(s).

GENERAL RULES AND REGULATIONS:

(a) Residential Use. The LAWRENCEVILLE LOFTS CONDOMINIUMS are intended to be used only for residential purposes, and no transient and temporary occupancy by persons other than the Unit Owners and their visitors, guests and permitted lessees. No industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or non-residential storage or mail shall be conducted, maintained, or permitted on any part of the LAWRENCEVILLE LOFTS CONDOMINIUMS property or within a Unit. Nothing herein contained shall restrict the use of a Unit for the entertainment, enjoyment, use and benefit of commercial, business or professional clients, customers, employees or associates of the Unit Owner.

(b) Laws and Ordinances. All valid and applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the LAWRENCEVILLE LOFTS CONDOMINIUMS shall be observed on the LAWRENCEVILLE LOFTS CONDOMINIUMS property by all Owners and their visitors, guests and permitted lessees.

(c) Camping and Picnicking. No camping or picnicking shall be allowed on the LAWRENCEVILLE LOFTS CONDOMINIUMS property, except for picnicking within the area of the porch of a Unit. No external burning or fires, excepting only charcoal or gas grills exclusively, on the porches of a Unit, shall be permitted on the LAWRENCEVILLE LOFTS CONDOMINIUMS property.

(d) Storm doors. Storm doors are permitted as an option for all Unit Owners.

(e) Christmas decorations. Only clear (white) bulbs are permitted to be used on the exterior portion (including in windows visible from outside a Unit) of a Unit. Homes may not be outlined with lights. No decorations are to be placed on any roof. Common Element decorations will be determined by the Rules and Regulations Committee. This will include the entry, lamp posts, etc. Each year, the date for decorating will change, therefore, each owner will be notified by the MCCLEARLY LOFTS CONDOMINIUMS HOMEOWNERS' ASSOCIATION of that date.

(f) Mail Delivery. Mail delivery shall be to individual mailboxes as installed by the developer.

(g) Temporary and Permanent Structures. No building structure of a permanent or temporary character, dog house, trailer, tent, shack, garage, barn or other out-building shall be used or constructed on any of the LAWRENCEVILLE LOFTS CONDOMINIUMS property at any time either temporarily or permanently except by the Declarant in completing the project.

(h) Fences. Fences shall not be erected, removed or maintained upon any Unit or on any of the LAWRENCEVILLE LOFTS CONDOMINIUMS property at any time either temporarily or permanently except by the Declarant in completing the project.

(i) Immoral and Improper Activity. No immoral, improper, or unlawful activity which interferes in any manner with the peaceful use and enjoyment of the Condominium by the Owners and occupants of the Condominium may be conducted in or on any of the LAWRENCEVILLE LOFTS CONDOMINIUMS property at any time, and each Unit Owner, their guests, visitors and permitted lessees shall at all times comply with all applicable laws, orders, rules and regulations of any governing body having jurisdiction over the Condominium. All fines, penalties, costs and prosecutions imposed or brought as a consequence of or in connection with the failure of any person to comply with this section shall be paid by such person or the Unit Owner who is responsible for such person.

(j) Complaints Regarding Management. Complaints regarding management of the LAWRENCEVILLE LOFTS CONDOMINIUMS, or regarding actions of other Owners, their guests, visitors and permitted lessees, shall be made in writing to the Association.

(k) Changes to Regulations. Reasonable regulations and amendments to these Rules and Regulations consistent with the Declaration and the Association's Bylaws concerning the use of the Common Elements and the conduct of Unit Owners, their guests, visitors and permitted lessees within the LAWRENCEVILLE LOFTS CONDOMINIUMS property may be made at any time and from time to time by any Executive Board of the Association, including the first Executive Board (or its successors elected by the Declarant) prior to the first annual meeting of the entire Association held as provided in the Bylaws. All copies of such regulations and amendments hereto shall be furnished to all Owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Owner. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all Owners.

(l) Employees of the Association. No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

COMMITTEES:

(a) Committees. Unless otherwise provided herein, any committee created by the Executive Board shall consist of a chairman and two (2) or more members and shall include a member of the Executive Board for Board contact. Committees, if any, shall be appointed by the Executive Board at its first annual meeting of the Members and shall remain subject to the direction and control of the Executive Board. Members of a committee shall serve until their successors are appointed. The Executive Board may appoint such other committees as it deems desirable.

(b) Appointment of Subcommittee. Any committee shall have power to appoint a subcommittee from among its membership and may delegate to any such subcommittee any of its powers, duties, and functions.

(c) Committee Responsibilities. It shall be the duty of each committee, if any, to receive suggestions from Association members on any matter involving the LAWRENCEVILLE LOFTS CONDOMINIUMS HOMEOWNERS' ASSOCIATION functions, duties and activities within its field of responsibility. It shall handle such suggestions as it deems appropriate or offer them to such other committee, officer or member of the Executive Board of the LAWRENCEVILLE LOFTS CONDOMINIUMS HOMEOWNERS' ASSOCIATION as is further concerned with the matter presented.