

RULES AND REGULATIONS
ROXBOROUGH RESERVE,
A PLANNED COMMUNITY

The following rules and regulations adopted by the Executive Board on AUGUST 18TH, 2019, together with such additional rules and regulations as may hereafter be adopted by the Executive Board, shall govern the use of all Units, Common Elements and Limited Common Elements and the conduct of all Unit Owners and occupants thereof. In each instance where approval or other action by the Executive Board is required, authority may be delegated by resolution of the Executive Board to an officer of the Association or the Managing Agent.

1. All Unit Owners shall abide by the Declaration and By-Laws of the Association, including, without limitation, the following provisions thereof:

(a) Subject to other requirements of record, signs, advertising or other displays may be maintained or permitted on any part of the Common Elements or Unit only with the prior written permission of the Executive Board. The right is reserved by the Declarant or its agent or agents to place "For Sale" or "For Rent" signs on any unsold or unoccupied Units, and on any part of the Common Elements.

(b) There shall be no obstruction of the Common Elements or Limited Common Elements nor shall anything be stored in the Common Elements or Limited Common Elements without the prior consent of the Executive Board except as herein expressly provided. The use and the covering of the interior surfaces of windows, whether by draperies, shades or other items visible on the exterior of the Building, shall be subject to the Rules and Regulations of the Executive Board.

(c) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the property, or contents thereof, applicable uses otherwise permitted, without the prior written consent of the Executive Board, which consent may be conditioned upon the Unit Owner of such Unit being required to bear the full amount of such increase. No Unit Owner shall permit anything to be done or kept in its Unit or in the Common Elements which will violate any law, statute, ordinance or regulation of any governmental body or which will result in the cancellation of any insurance maintained by the Executive Board. No waste shall be committed in the Common Elements. Each Unit Owner shall comply with all applicable zoning and other legal requirements and obtain all necessary permits and licenses required for lawful use of its Unit, and at the request of the Executive Board, shall submit written evidence of compliance therewith, including, without limitation, copies of such permits, licenses and related documents.

(d) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any Unit, or the Common Elements and no sign, awning, canopy, shutter, iron work, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior written consent of the Executive Board, which consent shall not be unreasonably withheld.

(e) No noxious or offensive activity shall be carried on in the Common Elements or in any Unit which adversely affects use of the Common Elements or any Unit, nor shall anything be done therein, either willfully or negligently, which may be or become a nuisance to the other Unit Owners or occupants, all as may be reasonably determined by the Executive Board.

2. Unit Owners will not, and will not permit any occupant of a Unit to:

(a) Use any portion of Unit or the Common Elements for any purpose other than that for which it is intended, or in a manner which may cause damage to the Unit or the Common Elements or to property of others located therein, or which may interfere with the comfort or convenience of others using the Unit or the Common Elements.

(b) Place or store anything in or on the Common Elements or Limited Common Elements.

(c) Mark, paint, drill into or otherwise damage or deface any part of a Unit which might affect the Common Elements or Limited Common Elements.

(d) Use a Unit for commercial lodging or sleeping or for any immoral or illegal purpose.

3. Unit Owners will not throw or place anything in the Common Elements or Limited Common Elements unless it is designated for that purpose by the Executive Board.

4. The Common Elements or Limited Common Elements shall not be obstructed by a Unit Owner or used for any purpose other than ingress and egress from and to a Unit. The Executive Board shall in all cases retain the right to control or prevent access thereto of all persons whose presence, in the judgment of the Executive Board, shall be prejudicial to the safety, peace, character or reputation of the Association or of any of the Unit Owners.

5. No sign, lettering, insignia, advertisement or notice shall be inscribed, painted, installed or placed on any windows or in any window spaces or any other part of the outside of a Unit or the Common Elements or Limited Common Elements, unless first approved in writing by Executive Board.

6. These rules and regulations are not intended to give any Unit Owner any rights or claims in the event that the Executive Board does not enforce them against other Unit Owners or if the Executive Board does not have the right to enforce them against any other Unit Owners or occupants and such non enforcement will not constitute a waiver as to any Unit Owner.

EXHIBIT F
GOVERNMENTAL APPROVALS

As of the date of the Declaration, the Project is in full compliance with all appropriate governmental authorities and has received all necessary approvals other than the certificate of occupancy for each Unit. A certificate of occupancy or temporary certificate of occupancy shall be issued for each Unit prior to the time such Unit is transferred by the Declarant.

A. ZONING/BUILDING CODE APPROVALS:

7354 Ridge Ave., Philadelphia, Pennsylvania (the "Property") is a newly constructed forty (40) unit planned community.

The Property is zoned RSD-3 and is subject to variances from the Philadelphia Zoning Code ("Code"), granted by the Philadelphia Zoning Board of Adjustment ("ZBA") pursuant to Zoning Permit #895892 ("Zoning Permit") issued on January 17, 2019. The Zoning Permit allows the use of the Property as and for the erection of forty (40) units of Roxborough Reserve, a Planned Community.

B. REAL ESTATE TAXES:

Prior to the filing of the declaration, the Property was taxed as by the Philadelphia Office of Property Assessment ("OPA"), account #884630040. The OPA assessment for 2019 for the Property is \$1,511,700.

Real estate tax abatement applications have been filed under:

1. Ordinance 1456-A (owner-occupied, new construction residential with a 10 year duration, 100% of increase in value).
2. State Act 205/175 (owner/developer held until sold for up to 30 months).