RULES AND REGULATIONS

APPLICABLE TO RESIDENCE UNITS OF VALLEY FORGE TOWER SOUTH CONDOMINIUM

THESE RULES AND REGULATIONS shall govern the details of the use by Residence Units of the Property and of the Common Elements. (The terms used herein shall have the meanings ascribed thereto in the Declaration relating to the Valley Forge Tower South Condominium heretofore submitted to the Pennsylvania Unit Property Act and in the Code of Regulations adopted pursuant thereto).

All present and future owners, mortgages, lessees, and occupants of the Residence Units and their agents, employees and invitees are subject to and bound by these Rules and Regulations.

1. Use of the Building. The Units and the various parts of the Common Elements shall be used only for the respective purposes for which intended.

2. Use of Common Elements.

   (a) Sidewalks. The sidewalks, entrances, lobby, elevators, stairs, hallways, passages and corridors shall be used only for access to and from the Units, and those portions of the Common Elements intended for the use of Unit Owners shall not be obstructed and children shall not play in any such areas.

   (b) Fire Towers. Nothing shall be placed in or on the fire towers, fire stairs or fire exits, which shall remain absolutely unobstructed at all times.

   (c) Roofs. No occupant of the Building shall go or permit or suffer any member of his family, guest, employee or independent contractor to go upon the roof, any mechanical equipment spaces or any other portion of the Building not intended for use by the occupants, their families, guests, employees or independent contractors.

   (d) Goods, Cycles and Carts. No goods, cycles, carriages, carts, toys or other property shall be placed in the halls, the lobby, or any other portion of the Common Elements other than by or at the direction of the Council or the Manager or other agent selected by the Council.

3. Discharge of Dirt and Other Substances. Nothing shall be hung or projected or shaken, and no dirt or other substance shall be thrown, swept or otherwise emitted from the windows, balconies or terraces of the Building.

4. Doors and Windows. Doors to Residence Units shall be closed at all times except when in use for access to or from such Unit. The windows and doors of all Residence Units shall be kept closed when necessary to avoid possible damage from water or freezing and to conserve heat and air conditioning. Unless the written consent of the Council or the Manager or other agent selected by it is first obtained, nothing shall be placed on or in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including without limitation awnings, aerials, signs, air conditioners, ventilators, or fans, except for interior shades, curtains, blinds and window guards, which are not, in the sole discretion of the Council or the Manager or other agent selected by it, otherwise offensive or inappropriate in appearance from the exterior of the Building.

5. Disturbing Conduct. No noise or vibration shall be made or cooking or other odor created, nor shall any work or other thing be done, which shall unreasonably disturb or annoy or interfere with the rights, comfort or convenience of other occupants of the Building. Motor appliances such as dishwashers, washing machines, garbage disposals, trash compactors, and vacuum cleaners, shall be operated only between the hours of 8:00a.m. and 10:00p.m. Use of the trash chute shall be confined to the same hours.

6. Floor Coverings. Ninety (90%) percent of all floor area (excluding kitchen, bathrooms and laundry area) of each residence unit must be covered by carpeting or padding or by area rugs and padding at all times that the residence unit is being used or occupied. Purchasers moving into residential units must comply prior to occupancy.

7. Laundry. No clothes or articles shall be dried or aired on the roof, from any window, on any terrace or balcony, or otherwise in the Building except entirely within a Unit.

8. Use of Appliances. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances of every kind, however powered, such as washers, dryers, ovens, dishwashers, space heaters, sun lamps and the like, 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.

9. Pets. No pets, which shall include but not be limited to a dog, cat, bird or reptile, shall be kept, harbored, or permitted in the Building subject to the following:

(a) Unit Owners who have been granted consent by Council prior to May 10, 1978 shall be permitted to keep their present pets.

(b) An occupant of a Unit who is medically certified as blind must apply to the Council for written consent to keep a trained guide dog.

(c) Council may withhold its consent, if in its sole discretion, the presence of such pet does or is likely to disturb or interfere unreasonably with the rights, comforts, or convenience of any other occupant of the Building.

(d) Council's consent to any Unit Owner to keep a pet applies only to the specific pet for which consent has been given, and to the specific Unit Owner to whom consent has been given. Upon the death or other disposition of such pet, the said consent shall terminate. Substitute pets shall not be permitted.

(e) No permitted pet shall be allowed in the lobby, halls, elevators or any other portion of the Common Elements unless on leash or carried, nor shall any pet be brought into or out of the Building except through the South entrance, nor shall any pet be curbed in or about any portion of the Property except in such areas as may be designated therefore by the Council or the Manager or other agent selected by the Council, nor shall any pet be brought or kept on the Property except in accordance with such other regulations as the Council may from time to time adopt.

(f) Any Unit Owner who keeps a permitted pet shall be responsible for and shall indemnify and hold harmless the Council or any other Unit Owner from and against any loss or liability to person or presence of such animal on the Property.

(g) A list of permitted pets shall be maintained in the Management Office.

(h) No visiting pets are permitted at any time.

10. Plumbing. Drains, water closets, baths, showers and the like shall not be used for any purpose other than that for which designated nor shall any sweepings, rubbish, rags or any other improper articles be thrown into the same. Any damage to the Building resulting from any such misuse shall be borne by the Owner of the Unit where the misuse occurred.

11. Disposal of Garbage, Refuse and Trash.

(a) Garbage Disposals. The garbage disposals in the individual units shall be utilized for, but shall only be utilized for, the disposal of all garbage for which they are suited.

(b) Newspapers, Magazines and Large Boxes. All newspapers and magazines shall be placed neatly in the newspaper boxes in the refuse rooms and all large boxes shall be neatly stacked in the refuse room for removal by the Building staff.

(c) Other Garbage, Refuse and Trash. All garbage, refuse and other trash (other than that which is suitable for disposal in garbage disposal units and other than newspapers, magazines and large boxes) shall be packaged in tied plastic bags or as otherwise appropriate and shall be put down or deposited in the refuse chutes in the refuse room provided for such purposes between the hours of 8:00a.m. and 10:00p.m. or at such other times as the Council may direct.

(d) Disposal of Other Items. The disposal of other items not appropriate for disposal in the individual garbage disposals or in the trash room shall be accomplished in such manner as the Council or the Manager or other agent selected by the Council shall direct. Trash dumpsters are restricted to the deposit of usual and customary dry trash only and shall not be used for the deposit of wet trash, garbage or any substance of any type deemed to be hazardous. No trash will be deposited which shall unreasonably disturb or annoy or interfere with the rights, comfort or convenience of other occupants of the building. Violation of this regulation will cause to be levied a fine for each day in violation. Said fine to become effective after three days following receipt of notification and for each day thereafter that the violation exists.

12. Entrance to the Building.

(a) Deliveries of supplies, goods, packages, appliances and equipment, large trunks and heavy baggage, and similar items not properly capable of being carried by one person are to be delivered to or taken from the Residence Units by or on behalf of an occupant of the Building only by use of the basement entrance and the freight elevator or such other entrance and elevator designed therefore by the Council or the Manager or other agent selected by it. Any damage to the Building caused by moving any article into or out of the building shall be borne by the occupant of the Building responsible for bringing such article into or out of the Building.

(b) No cycles, scooters, carriages, carts or similar items shall be brought into or out of the Building other than through the South lobby entrance or shall be allowed to stand unattended in any portion of the Common Elements.

(c) Servicemen, workmen, deliverymen shall enter the Building only after identification to the Management Office.

13. Contractors and Construction. All contractors must register in and out with the Management Office. Construction and other noise making activities shall be confined to the hours of 8:30 a.m. to 6:00 p.m. Monday through Friday. All trash must be removed from the premises by the contractor, or the Unit Owner will be assessed a charge of not less than $50.00 for building maintenance to do so. Carts or construction dollies are permitted entrance only through the basement of the Building. The delivery ramp closes at 4:30 p.m. and all supplies must be removed by this time.

14. Move-ins and Move-outs. No purchaser, seller, lessor or lessee of a Unit shall move any furniture, furnishings, appliances, equipment, boxes, large trunks, heavy baggage or other similar articles into or out of the Building without obtaining in writing from the Council or the Manager or other agent selected by the Council an approved move-in or move-out date and then only through the basement area of the Building and the freight elevator. No holding of furnishings in the common area. Move-ins and move-outs shall be permitted only from 8:30a.m. to 4:30p.m., Mondays through Fridays, holidays excepted. Move-ins and move-outs shall be permitted on Saturdays, Sundays and holidays only under extraordinary circumstances. Persons moving into or out of the South Tower shall be responsible for any damages caused to the South Tower in connection therewith. Persons moving into or out of the South Tower shall deposit two (2) checks with the Management Office, the first in the amount of $200.00 for the use of the elevator and to cover any overtime expenses incurred for Building personnel to supervise and the second in the amount of $200.00 to cover any damages incurred during the move. An inspection will be made before and after the move to determine any damages. The $200.00 check will be returned upon completion of the inspection if no damages were found. Movers are expected to remove all debris (packing materials/boxes) from the building. Removal of said material will be chargeable to the Unit Owner if left in the trash room of an amount not less than $50.00. Unit Owners are responsible to insure compliance with the above procedures and regulations.

15. Vehicles. No Resident Unit Owner shall cause or permit or suffer any vehicle belonging to or in use by such Unit Owner or his family, guests, tenants, employees, agents or independent contractors to be parked or permitted to stand in areas other than those provided for that purpose or so as to impede ready access to or from the Building. The blowing of the horn of any vehicle in the vicinity of the Building shall be prohibited other than as necessary to avoid an accident.

16. Signs. A Residence Unit Owner may identify his apartment with a name plate of a type and size approved by Council or the Manager or other agent selected by it and mounted in a place and manner approved by the Council or such Manager or agent. No other signs may be displayed.

17. Use of Water, Electricity and Gas. Water, electricity and gas shall not be used or consumed in unnecessary or unreasonable quantities and the Unit Owner causing or suffering any such use shall be liable to the Council for the cost of the amount used or consumed in excess of the amount which Council determines to be necessary and reasonable.

18. Balconies and Terraces. No cooking or barbecuing shall be permitted on any balcony or terrace. No balcony or terrace shall be improved or added to, screened or enclosed, or covered by any awning or otherwise, nor shall any balcony or terrace be substantially redecorated or relandscaped except with the prior written consent of the Council or the Manager or other agent selected by it, nor shall any portion of any balcony or terrace other than the storage closets forming a part thereof as of the date hereof be used for storage.

19. Storage Lockers. Storage lockers shall be assigned by the Council or the Manager or other agent selected by it. All storage locker keys shall be turned in to the Management Office upon move-out and shall be reassigned upon move-in.

20. Hazardous Substances. No Residence Unit Owner shall or shall permit or suffer to be brought into or kept in a Unit or any portion of the Common Elements any highly inflammable or combustible, or any explosive or otherwise extra-hazardous, fluid, material, chemical or substance except those in common use for ordinary household purposes.

21. Attire. No occupant of the Building or family member, guests, employee or independent contractor of any occupant of the Building shall appear in the lobby, the halls, the elevators or any other portion of the Common Elements without shoes or shirts or in other than proper attire.

22. Bulletin Board. No notice, circular, document, advertisement or other papers shall be placed upon or removed from the bulletin board with the approval of the Council or the Manager or other agent selected by it.

23. Complaints. Any complaints by a Residence Unit Owner regarding the maintenance and condition of the Common Elements or the actions of Council or its officers, agents, employees or independent contractors, or of any other Unit Owner or any member of his family, guests, employees, invitees or independent contractors, shall be made in writing, addressed to the Council or its agent which shall be permitted (except in emergencies) a reasonable time in which to study and act upon the complaint before any other action is taken by a Residence Unit Owner.

24. Maintenance Assessments. Maintenance charges assessed by the Council for any month shall be due on the first day of such month and shall be paid to the order of "Valley Forge Tower South Condominium" and mailed or delivered to the Valley Forge Tower South Condominium Management Office or to such other person or entity that Council may designate. The failure of any Unit Owner to pay any assessment within ten (10) days of its due date may result in the imposition of a late charge in the amount of $40.00.

25. Consent or Approval by Council. Any consent or approval given by Council or the Manager or other agent selected by the Council under these Rules and Regulations may be revoked or modified at any time.

26. Luggage/Shopping Carts. Two (2) luggage carts are available for Unit Owners use. The key for the cart room at the "A" entrance of the Building is available in the Management Office. A maximum time of thirty (30) minutes shall be allocated for the use of this cart. Eight (8) shopping carts are available at the "B" entrance of the Building. A maximum time of fifteen (15) minutes shall be allocated for the use of this cart. Carts are not to be kept in garages or other areas when not in use but only in the cart room.

27. Agreements of Sale/Leases.

(a) All agreements of sale or leases entered into for units in the Valley Forge Tower South Condominium shall contain such provisions as are required by the Declaration of Valley Forge Tower South Condominium and such additional provisions as the Council has heretofore or may hereinafter require. Copies of the requirements currently in effect may be obtained from the Council and will be provided to any Unit Owner submitting an agreement of sale or lease for Council approval.

(b) A processing fee of $150.00 payable to Valley Forge Tower South Condominium will be required upon Closing.

(c) No lease shall be entered into for any Unit in Valley Forge Tower South Condominium which shall be for a term of less than one (1) year.

28. Enforcement of Rules and Regulations.

(a) The Council shall take such action as it deems appropriate in order to enforce the Rules and Regulations of the Valley Forge Tower South Condominium, which action may include, but shall not be limited to the following:

(b) If Council institutes legal action against any Unit Owner to enforce any Rule or Regulation, all costs and expenses including attorney's fees expended as a result thereof shall be paid by the said Unit Owner.

The foregoing Rules and Regulations are subject to amendment

and to the promulgation of further regulations in the manner provided in the Declaration and the Code of Regulations.

The foregoing Rules and Regulations have been adopted by and will be enforced by or under the direction of the Council of the Valley Forge Tower South Condominium pursuant to authority granted to such Council in the Declaration and the Code of Regulations.

ESTABLISHED AND ADOPTED by the undersigned members of the Council of the Valley Forge Tower South Condominium this day of March 1, 1991.

_____	_____
Burton Rothstein	Charles Kolsby
_____	_____
Kurt Wesley	Tobie Kessler
_____	
Alan Ruben	

(AMENDMENT DATED 7/10/94)

26. SELLING OR OTHERWISE DISPOSING OF PERSONAL PROPERTY.

In order that the safety and security of all residents be preserved, the following Rules and Regulations are now adopted:

A. **All garage type or public sales of personal property are strictly prohibited anywhere within the confines of the 1000 South Tower Building.**

B. **No advertising of any kind will be placed that would solicit or induce the general public or professional buyers to enter the building in order to transact business or to make purchases.**

C. **All sales of personal property must be conducted by removing all affected property to a place or location outside and away from the building.**

D. **Moving or transport of personal property as aforementioned and described must comply with all Rules, Regulations and fees commensurate with all Move In – Move Out regulations presently in effect.**

E. **Violation of this Regulation will cause to be imposed a fine of $150.00 for each violation. Printed material, verbal soliciting or invitation or person or persons attempting to enter the building for the purpose of making purchases will constitute prima facie evidence of violation of this regulation.**

F. **All exceptions to the above Regulation will be the sale of a single item on a one to one visitor basis.**

AMENDMENT DATED – 8/31/94

27. PROCEDURE GOVERNING THE CONDUCT OF SELLING REAL ESTATE BY PUBLIC AUCTION.

In order to preserve the safety and security of all residents the following rules and regulations are now adopted:

A. **Unit owners must notify the management office at least 30 days in advance of their intention to sell by public auction.**

B. **Specific details of the auction must be provided to the management office at least 30 days prior to any action related to said auction.**

C. **Date and time of inspection of real property must be approved by Council at least 15 days in advance. Additional security guards will be employed by Council with the cost being borne by the unit owner.**

D. **On date and time of inspection not more than 4 people will be admitted at a time provided the unit owner or his agent personally escort them directly to the unit. When these people are personally escorted out of the building 4 more people will be admitted. Failure to personally escort people who wish to inspect the real property will result in denying them admission to the building.**

E. **Should the actual auction of the real property take place on the premises of the South Tower building, it must be conducted within the confines of the unit itself. Additional security guards will be employed as determined by Council the cost of which will be borne by the unit owner.**

F. **On the date and time of the auction of the real property all prospective buyers or attendees will be escorted to the unit in a single group by the unit owner or his agent assisted by security staff.**

G. **Immediately following the auction, all prospective buyers and attendees will be escorted from the building by the unit owner or his agent assisted by security staff in a single group.**

H. **In order to preserve the peace, dignity and tranquility of all residents, Council prefers that the actual auction of real property be conducted off site.**

I. **The unit owner will be totally responsible and liable for any damage to the common area caused either directly or indirectly by any person or persons connected with this auction however remote, as well as for the general conduct and decorum of all attendees.**

J. **Violations of this regulation will cause to be imposed a fine of $250. for each violation. Any individual act or action not in compliance with this regulation will constitute prima facie evidence of violation of this regulation.**

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(AMENDMENT DATED – 11/14/95)

28A. STORAGE LOCKERS.

All storage lockers will be assigned to the individual unit owners on each floor by Council. There are eighteen (18) lockers on each flooor – 14 full units and 4 half units. The "01" unit on each floor does not have a storage unit as the unit has two (2) storage closets on their balcony. Three (3) bedroom units will be assigned a full locker, two (2) bedroom units with 1525 sq. ft. will be assigned a full locker, and one (1) bedroom units will be assigned a half locker. The remaining four (4) lockers (two (2) full and two (2) half) will be assigned to the two bedroom units with 1400 sq. ft. with the full units being assigned to the residents with seniority in the building. Any of the above may be changed at anytime at the discretion of the Council.

(AMENDMENT DATED 2/11/97)

28B. NONSMOKING AREAS IN THE BUILDING

For the well being and health of all residents, it has been deemed that there shall not be any smoking allowed in the common areas of the building. This directive shall also include the hallways and the restrooms on the first floor of the building. This action is being taken with the full approval of Council of the South Tower and the Mall Association.

AMENDMENT DATED 8/11/98
AMENDED 2/18/00
AMENDED 9/1/01

29. **Uniform Fee Schedule Governing Rental Leases and Early Termination of Lease. Effective January 1, 1999.**

A. **Lease application Fee: $250.00 Must be submitted with fully executed copy of Lease.**

B. **Penalty for Early Departure or Termination of Lease only when the unit is newly leased prior to the expiration date of the proceeding lease. Penalty/Fee: $300.00**

C. **Rental Unit work orders must be requested by the owner of the Unit.**

D. **Upon request and pre-approval of the Unit Owner, work orders will be accepted from third parties only if the unit owner, in advance, submits a letter of responsibility guaranteeing all costs for damage, fees, and work order charges.**

30. **Use of Facilities for Move In and Move Out Purposes and Other Applicable Fees.**

A. Move-in/Move Out Fees: A Move date must be scheduled seven working days in advance with the payments of 2 checks, in the sum of $200.00 each or cash totaling $400.00. Should no damage occur to the common area $200.00 check/cash will be returned.

B. All emergency situations constituting a hazardous or dangerous condition will automatically be immediately addressed upon receipt of due and proper knowledge of such condition. Costs of said emergency situation will be appropriately adjusted upon its conclusion.

Amendment Dated 7/30/02

31. SECURITY ENFORCEMENT REGULATIONS

A. In order to provide the highest feasible level of safety and security protection for all residents the following rules and regulations are now adopted.

B. Any person or persons intruding upon, tampering with, altering, negating or neutralizing any procedure part or feature of our security system will upon the first offense be fined a minimum of $100.00. A second offense will carry the minimum fine of $200.00. The penalties for the third or subsequent offenses will be determined by Council.

C. All costs pertaining to the repair and/or reestablishment of the security system will be assessed to the perpetrator.

Amendment Dated 7/30/02

32. ENFORCEMENT OF SANITARY STANDARDS IN TRASH ROOMS

A. In order that healthful sanitation standards be maintained and infestation, bacteria and mold be minimized the following penalties area hereby adopted.

B. Any person or persons abusing or deviating from the proper disposal of garbage or other items of trash shall be fined the sum of $25.00 for the first offense plus the cost of attending to same. The second, third and forth offense shall each be doubled. The fine for subsequent offenses shall be determined by Council with the minimum being set at $200.00.

C. The rule that owners and landlords shall be responsible for the acts of their guests, tenants and co-residents shall remain in force.

D. Removal of large packaging items or trash resulting from Move In's, Move Out's or deliveries will remain the responsibility of the party involved to have removed from the building. Fines and/or removal costs related to paragraph D of this amendment will be determined by Council.

E. The term "Trash Room" as indicated in this amendment is extended to include the loading ramp dumpster area.

AMENDMENT DATED 7/30/02

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A. In order to provide the highest feasible level of safety and security protection for all residents the following rules and regulations are now adopted.

B. Any person or persons intruding upon, tampering with, altering, negating or neutralizing any procedure part or feature of our security system will upon the first offense be fined a minimum of $100.00. A second offense will carry the minimum fine of $200.00. The penalties for the third or subsequent offenses will be determined by Council.

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Valley Forge Towers South
1000 Valley Forge Circle, King of Prussia, PA 19406; 610-783-0810; 610-783-6657; vftsoffice@verizon.net

NEW RATE SCHEDULE AS OF AUGUST 5, 2013

Move In/Out Fee:
2 Checks will be required first check will be non-refundable in the amount of $200 for the use of the elevator. Second check in the amount of $750 for any damage that may occur during the move. Should no damage occur to the common area, the $750 check will be returned after inspection of the common areas.

Settlement Processing: $150.00
$300 if given less then 48 hours notice for the paperwork.

Rental Application: $250.00

Late Charges: $40.00
For balances greater then $100 and more as of the 15th of the month

Fines: As determined by Council

Chargeable Maintenance: $20.00 ½ hour / $35.00 per full hour
(1/2 hour minimum)