

THE GEORGIAN UNIT OWNERS' ASSOCIATION, INC.
RULES AND REGULATIONS

A GENERAL NOTES

The following Rules and Regulations are provided to supplement but do not replace the Declaration of Condominium for the Georgian Condominium (the "Declaration") and Bylaws for the Georgian Unit Owners' Association, Inc., which the Georgia Unit Owners' Association, Inc., uses as its primary governing documents. The terms used herein shall have their generally accepted meanings or such meanings as are specified on Article 2 of the Declaration or herein. In the event any rule or regulation contradicts the Condominium Declaration, the Declaration shall prevail.

B DEFINITIONS

1. "Architectural Control Committee" or "ACC" as used herein refers to the committee established in accordance with the Declaration to review and approve changes, alterations, and construction within the Condominium as specified by the Declaration. If an Architectural Control Committee has not been appointed, the Board of Directors shall act as the ACC.
2. "Association" as used herein means The Georgian Unit Owners' Association, Inc.
3. "Board Approval" as used herein may be effected (if approved by the Board) by the management company that has contracted with the Association to manage the Condominium from time to time.
4. "Board of Directors" as used herein are the representatives of the Association as elected from time to time.
5. "Commercial Owner" as used herein applies to any Owner of a Commercial Unit, said Owner's permitted guest, invitee, tenant, or licensee.
6. "Common Element" as used herein refers to all common areas of the Condominium not included within the boundaries of a Unit as more particularly described in the Declaration.
7. "Condominium" as used herein applies to The Georgian Condominium, as more particularly described in the Declaration.
8. "Residents" as used herein applies to any Owner of a Residential Unit; said Owner's permitted guest, invitee, tenant or licensee.

C. RULES AND REGULATIONS

1. Residents shall not display on or in their unit any signs, exterior lights or markings visible from the exterior of their unit. Commercial Owners are permitted to erect signs on their unit for the purpose of identification conditional upon said signs matching the size, color, material and letters as those posted in the Common Elements of the Condominium, and subject to their compliance with all zoning ordinances, the Façade Easement, and requirements of the Historical Preservation Commission. No awnings or other projections shall be attached on the outside of any unit. Commercial owners may also card the spaces as available for lease or

sale as they deem appropriate, to the extent permitted by the Declaration and Façade Easement.

2. Residents are prohibited from adding locks to, changing or in any way altering, locks installed on the doors of a unit which open onto the Common Elements. As to Residents, for life safety / emergency access reasons, all unit doors opening to the Common Elements are to conform to a master lock system under the control and safekeeping of the Association. As for residents in the event that these entry door locks require changing (e.g. due to sale of a unit, lost keys, etc.), only locks conforming to the master system are permitted.
3. As to Residents, Common Element entrances, hallways, and walkways, shall not be obstructed and shall remain open and accessible to occupants and their invitees.
4. Radio, television aerials or satellite dishes shall not be placed or erected on any portion of the Condominium without prior written approval of the Board of Directors or the Architectural Control Committee (ACC").
5. Residents and Commercial Owners shall observe and obey all parking and traffic regulations as imposed by the Association. All vehicles shall be parked only in areas designated therefor by the Association. Vehicle owners will, if and when so requested by the Association, furnish the license number of the vehicle parked on the Condominium within five (5) business days following such request. Unauthorized or non-operative vehicles are not permitted on the Condominium. Any such unauthorized or non-operative vehicle may be removed by the Association at the expense of vehicle owner, and vehicle owner shall have no right or recourse against the Association therefore.
6. No goods or materials of any kind or description which are explosive, combustible, hazardous or would increase fire risk or which may in any way increase the fire insurance premium for the Condominium with respect to the premises or conflict with any insurance policy relating to the premises or any law or regulation, may be taken or placed in a storage area or in the unit itself, except for those goods or materials used in a permitted use in a commercial unit as the permitted use is set forth in the Declaration
7. A Resident's storage space shall be used solely for the storage of that owner's personal property. Commercial Owners may use storage space for the storage of the Owner's or Tenant's personal property. Storage space owners are solely at risk for the items which are stored in their storage spaces and the Association shall not be responsible for any loss or damage.
8. Residents shall be responsible and liable for the conduct of their guests. Acts of guests in violation of the Declaration or the Association's Rules and Regulations may be deemed by the Association to be a violation of the Declaration by said Owner.
9. Except as follows, no birds or animals of any kind shall be brought into the Condominium (other than trained seeing-eye dogs required to be used by the visually impaired). Residents and Commercial Owners are permitted to keep no more than two (2) generally recognized household pets per Unit. The Board, at its discretion, and upon seven (7) days written notice, may request a Resident or Commercial Owner to permanently remove a pet from the building if the pet is a nuisance to other Residents. The Board may remove, without notice to the Owner, a pet that in the sole discretion of the Board presents an immediate danger to health, safety or Condominium of another Community member.

10. Bicycles are permitted only in the basement storage areas and on-site parking. No bicycle shall be brought into any other area of the Condominium, including hallways or fire stairs.
11. Smoking is not permitted in any of the interior Common Elements, including, but not limited to hallways, fire stairs, basement restroom, or storage areas of the Condominium.
12. Only the Association and its contractors, or Owner's contractors with prior approval of the Board, may have access to or use of the roof, and then only for maintenance and/or repair purposes.
13. As to Residents, prior authorization to use elevators for the purpose of moving furniture or construction materials must be obtained from the Board. Blankets to protect elevator walls must be used and are available from the Board. The Board has the power to require a non-refundable fee for such usage.
14. With the exception of boxes which have been broken down first and stacked next to the dumpster, all trash must be placed within the dumpster located in the basement. Trash which is tied in a plastic bag and CONTAINS NO GLASS may be placed in the trash chute. Use of the trash chute is prohibited between the hours of 12:00 AM until 7:30 AM. Boxes and similar bulk items which may cause a blockage of the trash chute must not be placed in the trash chute.
15. Structural modifications to the interior of a unit are prohibited, except with prior written reasonable approval of the ACC as set forth in the Declaration. Alterations on the exterior of the Unit are prohibited. Interior modification or alterations to a Unit affecting the Common Elements or structure or load bearing portions of a Unit must be presented to the ACC to determine if approval by the ACC is required. Contact the Association prior to making any interior alterations to determine if your plan necessitates ACC approval.
16. The maximum number of occupants in a Residential Unit is limited to two (2) persons per bedroom.
17. As to Residents, in order to protect the Condominium for the benefit of all Owners, the Association may contract for the maintenance of any unit's HVAC if that unit's Owner cannot demonstrate that they have purchased an HVAC maintenance contract for their individual unit. In this circumstance, the Association will charge the unit owner for the cost of said maintenance contract.
18. In order to preserve the character of the Condominium as predominantly owner occupied and to comply with the eligibility requirements for financing, a maximum of fifteen (15) residential units may be leased by residential owners to unrelated third parties. A Resident wishing to lease his or her residential unit must obtain a Leasing Permit from the Board of Directors.

Effective March 20, 2008