ADMENDMENT

OF THE

BYLAWS

OF

THE FLATS AT 219 BEAVER STREET

This ADMENDMENT TO THE BYLAWS made this ___ day of _____, 2019, by 219 Beaver Street Associates, a Pennsylvania limited partnership, hereinafter called the Declarant, for itself, its heirs, successors, grantees and assigns.

WITNESSETH THAT:

ARTICLE V

COMMON EXPENSES

Paragraph 5.7 shall be deleted and replaced with the following paragraph:

5.7 Accounts: Audits. All sums collected by the Executive Board with respect to assessments against the Unit Owners or form any other source may be commingled into a single fund. All books and records of the Association shall be kept in accordance with good and accepted accounting practices. The same shall be audited by internal means at least once a year and there shall not be an audit by an independent accountant unless the Executive Board votes to have one. No audited financial statements are to be provided.

No other changes except as otherwise expressly provided in this Amendment, all of the terms and conditions of the BYLAWS OF THE FLATS AT 219 BEAVER STREET, remain unchanged and in full force and in effect.

IN WITNESS WHEREOF the said Declarant has caused its name to be signed to these presents.

WITNESS:

Betty Pomeroy

219 BEAVER STREET ASSOCIATES
a Pennsylvania Limited Partnership

BY: _____

By: _____

ADMENDMENT OF THE
DECLARATION OF CONDOMINIUM
OF
THE FLATS AT 219 BEAVER STREET

This ADMENDMENT TO THE DECLARATION OF CONDOMINIUM made this ___ day of _____, 2019, by 219 Beaver Street Associates, a Pennsylvania limited partnership, hereinafter called the Declarant, for itself, its heirs, successors, grantees and assigns, whereas the Declaration of Condominium of the Flats at 219 Beaver Street was duly recorded in Deed Book Volume 11561, page 480 on January 29, 2003, in the Recorder of Deeds Office, Allegheny County, Pennsylvania.

WITNESSETH THAT:

ARTICLE X

RESTRICTIONS

Shall be amended to include the following additional language:
10.1 (a) All Owner(s) of a Unit shall live in the Unit. No Unit shall be held by investment companies and then rented out. The Condo Association Board is reserving the right that they may take under consideration the option to grant an exception to this clause if they should choose, but they are not required to do so nor are they required to grant an exception.

Shall be amended to read as follows:
10.1 (f) No animals, other than common domestic animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Unit, the Limited Common Elements, or in the Common Elements. Condo Association Board approval shall be obtained prior to any animals in or on the premises/Units. Condo Association Board reserve has the right to approve or deny any all request as they deem appropriate with no explanation of decision required.

Shall be amended to add the following paragraph:
10.1 (o) All Units and Common Elements shall be NO SMOKING. Smoking shall only occur at a designated pre-authorized area.

No other changes except as otherwise expressly provided in this Amendment, all of the terms and conditions of the DECLARATION OF CONDOMINIUM OF THE FLATS AT 219 BEAVER STREET, remain unchanged and in full force and in effect.

IN WITNESS WHEREOF the said Declarant has caused its name to be signed to these presents.

WITNESS:

Betty Pomeroy

219 BEAVER STREET ASSOCIATES
a Pennsylvania Limited Partnership

BY: _____

By: _____