

AMENDMENT TO THE DECLARATION OF

BAYARD MANSIONS CONDOMINIUM ASSOCIATION

This amendment to the Declaration of Bayard Mansions Condominium Association is made and adopted by an instrument approved by a majority of the Unit Owners at Bayard Mansions Condominium Association. This amendment shall take effect upon the date that is recorded in the Recorder's Office of Allegheny County, Pennsylvania.

WHEREAS, the Declaration for Bayard Mansions Condominium Association, Inc, was recorded in the Recorder's Office of Allegheny County, Pennsylvania. And

*City of Pittsburgh
4th Ward*

WHEREAS, the Executive Board at Bayard Mansions Condominium Association desires to amend the Declaration of Bayard Mansions Condominium Association in order to amend a leasing policy for all of the Units at Bayard Mansions Condominium Association

NOW THEREFORE, the Owners of at least 67% of the Units at Bayard Mansions Condominium Association do hereby adopt the following Amendment to the Declaration by removing the present article, VII, and replacing it with the following:

ARTICLE VII

Lease Regulations

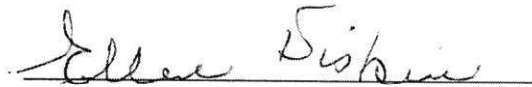
Section 7.1; Lease Regulations. All Units at Bayard Mansions Condominium Association shall be subject to the following conditions and restrictions regarding the leasing of any Unit at Bayard Mansions Condominium Association.

- A. The maximum number of Units that may be leased at any one time shall be 3 units.
- B. The privilege of leasing a Unit shall be based on seniority of ownership. The Property Manager shall compile a list (the "lease list") of Unit Owners who wish to lease their Unit by giving the number one listing to the Unit Owner who has owned his Unit for the longest consecutive period of time. The second name on the lease list shall be the Unit Owner who has the second longest seniority of ownership and so on.
- C. If, at the date of the adoption of this Amendment, there should be more Units leased than is allowed in Subparagraph A, then all of these Units may continue to be leased and may be renewed or leased to new tenants. However, if one of these leased Units should not have a current and valid lease in effect for a period of six (6) consecutive months, then such Unit shall lose its grandfather leasing rights and the Unit Owner must place his Unit on the leasing list. Also, if a Unit which is being leased is sold, then that Unit loses its grandfather leasing right and the new Owner, if they desire to lease their Unit, must go on the lease list.
- D. The lease limitations shall not be applicable to a lease given to an immediate family member. Immediate family member is defined as the Unit Owner's spouse, children, or parents.
- E. The following regulations shall apply to every lease of a Unit:
 - 1) Every lease shall be in writing and signed by all parties. A copy shall be given to the Property Manager. If said lease is not received by the Property

7) Sub-letting of the Unit is not permitted.

CERTIFICATION

We, the President and Secretary of Bayard Mansions Condominium Association, certify that the foregoing Amendment to the Declaration was approved at a Special Meeting of Unit Owners at which time at least 67% of all Unit Owners approved this Amendment.



PRESIDENT



SECRETARY

Rebuto:

Jonathan P. Caines
4677 Bayard Street, Unit 101
Pittsburgh PA 15213