

**RULES AND REGULATIONS OF  
MAIN LINE OF MT. LEBANON**

The Rules and Regulations are in addition to any rules and regulations that are already or shall become a part of the latest adopted version of the Mt. Lebanon Main Line Declarations of Covenants, Conditions and Restrictions (“Declaration”.) The terms herein shall have the same meaning as defined for the property known as Main Line of Mt. Lebanon, a planned residential development (the “Property”). All present and future owners, mortgagees, lessees and occupants (collectively, the “Owners”) of any dwelling units (the “Units”) and their agents, employees and invitees and any other person or entity who or which may use the facilities, or the Property are subject to and bound by these rules and all amendments hereof.

1. The Common Property and Units shall be used only for the purposes set forth in the Declaration and the By-Laws, and in accordance with all applicable laws, ordinances and regulations promulgated by any governmental authority over the same.
2. The Common Property and facilities may be used by all Unit Owners and/or residents, their families, tenants and guests.
3. Access to the Common Property shall not be obstructed by any Unit Owner(s) And/or residents, their families, tenants and guests.
4. No motor vehicle shall be permitted to be driven or parked on any sidewalk, except as may be necessary for the access to, or maintenance of the Common Property, Lots or Units.
5. No structure of a temporary character, doghouse, trailer, tent, shack, garage, barn or other out-building shall be erected or placed on any Lot at any time,
6. No substance may be projected, shaken, thrown, swept or otherwise emitted from the windows of any Unit.
7. Exterior use restrictions are covered in the Declaration with the exception of those things approve specifically in these Rules and Regulations.

8. Seasonal decorations, flower boxes and plants with live plants, door decorations and wreaths, flags and decorative banners are permitted so long as not part of a commercial, political or obscene nature, however the displaying of US flags is permitted.
9. Window air conditioning units shall be removed from window openings and stored inside the Unit during the winter season,
10. Structural Changes
  - a) Subject to paragraph (b), all additions, renovations, modifications or alterations proposed must be submitted, in writing, to the Architectural Committee for review and approval. A copy of the submission shall contemporaneously be provided by the homeowner to each adjacent neighbor, which adjacent neighbor(s) shall have fifteen (15) days from receipt thereof to provide their concerns, in writing, to the applying homeowner and Architectural Committee. Architectural Committee approval shall not be granted until the fifteen-day neighbor-notice has lapsed. Architectural Committee approval shall not be contrary to the Declaration of Covenants, Conditions and Restrictions, or Rules and Regulations, each as amended. Written notice of approval or rejection by the Architectural Committee shall be provided to the homeowner and any adjacent neighbor that raised objection. (Rev. 1/20/2017).
  - b) The Architectural Committee shall not have the authority to grant approval for structural changes or additions to the front exterior of any unit. (Rev.1/20/2017).
11. No signs or graphics of any kind shall be displayed to the public view on any Lot or Unit with the following exceptions:
  - a) One sign of not more than five square feet advertising a specific Unit for sale or rent only posted during the sale period.
  - b) Small informational signs of not more than one square foot and a non-commercial, non-political nature, such as security system or pet-finder signs and positioned in a way which is within 10 feet of the Unit and to not create confusion as to which Unit the sign is applicable.
12. Except for patio furniture and barbecue grills, all personal property must be stored with the Units.

13. Unless initially installed by the original developer, no spotlights, floodlights, or similar high intensity lighting shall be placed or installed upon any Lot or Unit which will allow light to be reflected into any other Unit. Other types of low intensity lighting which does not disturb the Owners of the Units shall be allowed but shall only be installed by an owner on their own Lot. It shall be the sole responsibility of the Owner of the Unit with such lighting to maintain such lighting in a good and safe working order.
14. No Owner shall keep any explosive or flammable material or substance in his Unit, except that ordinary household products, such as cleaning products, ammunition for sporting guns, and propane for outdoor grills, shall be allowed, provided the storage of such material and substance shall, at all times, comply with all rules, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
15. All electrical equipment and appliances of any kind installed or used in a Unit shall comply with all rules, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
16. Rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon. Garbage and recyclable material containers shall be placed in the front of the Unit and, when emptied on the days of scheduled trash removal, are to be promptly removed and stored outside of public view.
17. Rubbish, trash and garbage shall be deposited only in covered containers or enclosed in plastic bags. Recyclable materials may be deposited in open containers.
18. No activity may be engaged in on any Lot, or in any Unit, which shall unreasonably disturb or interfere with the rights, senses, comfort or convenience of other Owners or occupants. By way of example and not limitation, noise from automobiles, stereos, televisions or parties, and odors from cooking must not be excessive.
19. In the event of fire, medical emergency, property or utility repair emergency, or other catastrophe, employees or agents of the Association or Management Company shall have the right to enter any Lot or Unit without prior Owner authorization. In the event damage is done to any Unit because of such entry, the Association shall restore such damage.

20. Employees of the Association, or its Management Company, or of any contractor hired by the Association shall not be requested to leave the development by any Owner for any purpose, or directed to perform any function other than those for which they are employed by the Association.

21. Damages to any portion of the Common Property, Lots or Units by minor children or pet of any Owner, or by guest, visitors or tenants of any Owner, shall be repaired at the expense of the responsible Owner.

22. Except for trucks or trailers belonging to persons doing work on the common Property or a Unit, no commercial trucks, buses, trailers, boats, campers, or similar vehicles or equipment shall be kept or parked on the Common Property or driveways, and must at all times be kept parked or kept inside the garage assigned to the Owner. Any vehicle of any type which is inoperable shall be kept or stored by the Owner of such vehicle in the garage for their Unit and not in the driveway.

23. No animals, birds or any reptiles of any kind shall be raised, bred or kept in the property, except that no more than one dog, two cats, or a household pet needing no access to the outside is permitted.

Two dogs per household may be permitted so long as both are not greater than 20 lbs. each. All dogs must be on a leash, while being walked.

Any complaints from neighbors of dog noise or dog waste may result in rescission of permission to maintain the animal on the premises.

No animal may be kept, bred or maintained for commercial purposes. (Rev. 11/11, 2024).

24. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property subject set forth in Article XII, Section 3 of the Declaration.

25. No pet shall be permitted on the Common Property, unless on a leash, or visibly under the control of the pet owner. No pets shall be curbed close to any building or patio. All owners of household pets are responsible for promptly cleaning up any fecal matter left by their pet on their Lot, or any other Owner's Lot, or on the Common Property.

26. The Owner shall compensate any person hurt or bitten by any pet, and shall hold the Association harmless from any claim resulting from any action of his or her pet.

27. A penalty for the late payments of Assessments, as covered in Article IV, Section 8 of the Declaration, shall be assessed to the delinquent payer at the rate of fifteen dollars (\$15.00) if not paid within fifteen (15) days past the due date, and an additional penalty of fifteen dollars (\$15.00) will be charged for each additional fifteen (15) day period past the original due date, during which the original assessment and any penalty (late charge) is not paid.

28. The replacement of shingles used in any roof repair or roof replacement shall match the existing roof shingles in color and size, and any replacement gutters and downspouts shall match the existing gutters and downspouts in color and appearance, except as otherwise authorized by the Architectural Committee.

29. These Rules and Regulations are adopted pursuant to the Declaration of Covenants, Rules and Restrictions and the By-Laws and will be enforced in accordance with the provisions contained therein

30. The failure of any Owner to observe these Rules and Regulations may result in the imposition of fines and/or sanctions or the initiation of court proceedings seeking injunctive relief in accordance with Article XII, Section 3 of the Declaration.

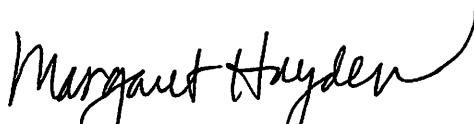
31. The Board reserves the right to amend these Rules and Regulations as may be required from time to time, in accordance with the guidelines set forth in the Declaration of Covenants and Restrictions and the By-Laws.

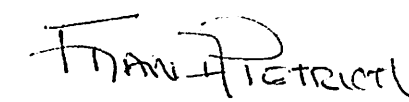
***Amended and adopted this 11<sup>th</sup> day of November, 2024***

ATTEST

MT. LEBANON MAIN LINE

HOMEOWNERS ASSOCIATION

  
Margaret Hayden, Secretary

  
Frank A. Petrich, President

COPY

18. The Owner shall compensate any person in or out of business any pet, and shall hold the Association harmless from any claim resulting from any action of his or her pet.

19. A deposit for the payment of dues shall be covered in Article 17, Section 1 of the Declaration, shall be assessed to the Unit in the amount of the rate of fifteen dollars (\$15.00) if not paid within fifteen (15) days of the due date, and an additional penalty of fifteen dollars (\$15.00) will be charged for every additional fifteen (15) day period past the original due date, which shall be a final assessment and not subject to change.

20. In replacement of the signs used in any area open to foot traffic, shall match the existing foot traffic sign color and size, and replacement signs and designs shall match the existing signs and designs in color and appearance, except as otherwise authorized by the Architectural Committee.

21. These Rules and Regulations are adopted pursuant to the Declaration of the Homeowners Association and the By-Laws and will be enforced in compliance with the provisions contained therein.

22. The failure of any Owner to observe these Rules and Regulations may result in the imposition of fines and/or sanctions on the Unit and its occupants seeking injunctive relief in accordance with Article XII, Section 1 of the Declaration.

23. The Board reserves the right to amend these Rules and Regulations as may be required from time to time, in accordance with the powers set forth in the Declaration of Governance and Regulations and the By-Laws.

Witness my hand and the seal of the Association this 1st day of November, 2011.

WITNESSED BY THE ASSOCIATION  
SECRETARY

ATTEST

Paul A. Smith, President

Michael J. Smith, Secretary