

EXHIBIT A

RULES OF PARK PLACE LOFTS, A CONDOMINIUM REGIME

The Board of Directors of the council of Co-owners of Park Place Lofts (the "Directors"), under authority conferred by the Master Deed and Declaration of Park Place Lofts (the "Declaration") and Bylaws of the Council of Co-Owners, Inc. (the "Council"), hereby adopts the following Rules (the "Rules") for Park Place Lofts (the "Regime"):

1. Wherever in these Rules there is reference to "Unit Owners," such term shall be intended to apply to the Unit Owner of any Unit, to such Unit Owners' employees, permitted tenants and occupants, and to any guests, invitees or licensees of such Unit Owners. Wherever in these Rules reference is made to "common Elements", such term shall be intended to apply to both General and Limited Common Elements unless otherwise expressly stated. Wherever in these Rules reference is made to the Directors, such reference shall include the Directors and the management agent where such authority is delegated by the Directors to such management agent.
2. Nothing shall be done or maintained in any Unit or upon the Common Elements which would be in violation of any law.
3. No noxious or offensive activity shall be carried on within or outside any Unit, nor shall anything be done or be permitted to remain in any Unit or on the Common Elements which may be or become a nuisance or annoyance to the other Unit Owners.
4. A Unit Owner shall not make or permit to be made any disturbing noises or sounds which will unreasonably interfere with the rights, comforts or conveniences of any other Unit Owner. All Unit Owners shall keep the noise from any business machines and other mechanical equipment in their Unit sufficiently reduced or insulated at all times so as not to disturb other Unit Owners in the Building. Please avoid creating excessive noise at all times, particularly between the hours of 9 p.m. and 9 a.m. The owner of any unit responsible for excessive noise will be fined \$100 for an initial occurrence and such fine will increase incrementally by \$100 for each following occurrence not to exceed \$500 after five occurrences related to the unit holder. Also, an additional \$200 fine will be assessed for each time the police are called on a noise complaint.
5. Unit Owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the Building or other Units. Unit Owners shall not keep any gasoline or other explosives or highly flammable material, chemicals, photographic or development materials or hazardous substances in their units except to the extent expressly permitted in the Declaration.
6. No burning of any trash and no unreasonable, unsightly or offensive smelling accumulation or storage of litter, new or used building materials, garbage or trash of any other kind shall be permitted within any Units or upon any Common Element except where expressly authorized by the Council. Trash and garbage containers shall not be permitted to remain in public view, except that garbage in sealed disposable bags is placed in a dumpster located on the Regime. Trash and garbage from any restaurant or other food service use shall at all times be kept in covered containers so that no rodents, insect infestation or other vermin shall be attracted to such trash or garbage.
7. Unit Owners shall not permit anything to be thrown out of the windows of the unit or down upon the grounds of the Common Elements or the dusting or shaking of mops, brooms or other cleaning material out of either the windows or the doors of the units, and shall not permit anything to be placed in or hung from outside of said windows.
8. There shall be no obstruction of the General Common Elements. Nothing shall be stored upon the General Common Elements without the approval of the Council.
9. The entrances, doorways, steps and approaches of units shall be used only for ingress and egress.

10. No structure of a temporary character shall be maintained upon any Common Elements at any time.
11. No clothing, rugs, or any other items shall be hung from or spread upon any window, or exterior portion of a Unit, or in or upon a General Common Element.
12. All personal property placed in any portion of a Unit or any place appurtenant thereto shall be at the sole risk of the Unit Owner and the Council shall in no event be liable for the loss, destruction, theft or damage to such property.
13. The keeping (except seeing eye dogs), breeding, boarding and raising of animals of any kind, regardless of number, within any Unit other than a Residential Units or upon and Common Element is hereby prohibited. Any pets shall be kept on a leash at all times during transport in Common Elements. No More than two cats or one dog will be allowed at any time in a Residential Unit. Persons with more than one pet may be subject to a Pet Fee as determined by the Directors
14. Solicitors are not permitted on the Regime without the prior written consent of the Council, which consent shall be at the sole and unfettered discretion of the Council. Any Unit Owner who is contacted by a solicitor should notify the Councils office immediately.
15. The plumbing fixtures and other water and sewer apparatus shall not be used for purposes other than those for which they were designed; and no sweepings, matches, rags, ashes or other improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse of any of the same shall be borne by the Unit Owner causing such damage.
16. Employees and agents of the Council are not authorized to accept packages, keys, money (except for Condominium charges) or articles of any description from or for the benefit of the Unit Owners. If packages, keys, money or articles of any description are left with the employees or agents of the Council it shall be at the sole risk of the Unit Owner. The Council does not assume any responsibility for the loss or damage in such cases.
17. Deliveries requiring entrance to a Unit Owners Unit will not be accepted unless the Unit Owner has signed and admittance slip and left a key. The council does not assume any responsibility for the condition in which deliveries are received.
18. No exterior or any unit or the windows, balconies, or doors thereof or any other portions of the Common Elements shall be painted or decorated by any Unit Owner in and manner without prior written consent of the Directors. All window treatments shall closely match in color and general appearance from the exterior the window treatment initially being provided by the Developer, and it shall be light gray (amended actually tan) in color, or approved otherwise by the Directors.
19. Significant movement in or out of the Regime of furniture, office equipment, or any other bulky or heavy materials shall be restricted to such hours as the Council shall reasonably designate. The Council will determine the method and routing of the movement of said items so as to ensure the safety of all persons and property concerned. Advanced written notice of intent to move such items must be made to the Council at least twenty-four (24) hours before the time of such move.
20. Each Unit Owner will comply with all security procedures necessary both during business hours and after hours and on weekends. The Council will provide each tenant with prior notice of such security procedures and any changes thereto promptly.
21. Unit Owners may not make any modifications, alterations, additions or repairs to their units and may not install any furniture, fixtures or equipment in their units which is in violation of any applicable building and/or fire code governing their Units.
22. The Council will not be liable or responsible for lost or stolen money, jewelry or other personal property from any Unit.
23. Smoking is not permitted in the rest rooms, stairwells, elevator, public corridors (amended: or the fourth floor emergency egress area).

24. Each Unit Owner shall provide the Council with names and telephone number of individuals who should be contacted in an emergency.
25. A Unit Owner must provide copies of leases or short-term rental permits to the property manager when executed and annually thereafter. All rentals must be conducted in accordance with the Park Place Lofts Master Deed, Bylaws, Rules and all applicable local and state laws. Failure to provide appropriate documentation could result in fines and/or reporting to government authorities.
26. Unit Owners shall comply with the Building life safety program established by the Council. Including without limitation fire drills, training programs and fire warden staffing procedures, and shall exercise all reasonable efforts to cause all employees, invitees and guests to comply with such program.
27. Except in connection with the sale of a Unit to the same buyer, a Garage Unit shall not be allowed to be sold to a party who is not a Unit Owner, unless it is first offered to the Council, or the other Unit Owners using procedures to be established by the Directors.
28. The 4th floor rear roof passage is intended for emergency egress from the 4th floor only, and under no circumstance shall any furnishings, plantings, grills, bicycles, trash, etc... be allowed to be placed along this emergency route. Additionally, at no time shall this space be utilized for any type of occupancy, Temporary or permanent, or any other type of used other than emergency egress.
29. All individual storage units shall be maintained by the Unit Owners of said storage units, and shall be kept locked by the individual owners at all times. No perishable goods shall be stored in the storage units. The sale of an individual Residential Unit shall include the sale of any corresponding storage unit.
30. No furniture, bicycles, trash, etc... shall be allowed to remain outside on balconies overnight or in any Common Elements at any time. No grilles shall be allowed on balconies at any time.

Between the start of the Derby Festival (two weeks prior to Derby Day) and October 31st the following rules will be enforced as it pertains to individual balconies.

- A (single) table and chairs that are manufactured of wood, rattan or metal may be kept on a balcony. Resin (plastic) furniture may not be used. Said table and chairs are not to be taller than the railing and it is the unit owner's responsibility to take all precautions in order to keep furniture secure. This may include bringing said furniture in during inclement weather.
 - Plants will be allowed within clay, wood, concrete or metal containers. Resin (plastic) containers are not to be used. Said containers must be placed upon drain disks as to catch any water so as not to cause damage to the concrete decks. Plant containers may not be hung from the rails of the balconies causing a hazard for pedestrians. Plants are to be kept in good condition and not allowed to grow over the balconies.
 - Excluded items: Umbrellas, Wind Chimes, Grilles or anything attached to the building or railing.
31. The asphalt area just south of the mailboxes is only to be used for loading and unloading owner vehicles. It is not a staging area or pre-work area. The area should not be utilized for moving trucks, construction vehicles or repair vehicles. If a vehicle being loaded or unloaded blocks any parking spots the driver must stay in the area and move it immediately when an owner needs to enter or exit their parking spot.
 32. Each building shall have its own canopy design, as detailed in the original architectural drawings, and no variation in style, size, color or materials shall be allowed without prior written approval of the Directors.
 33. Units on the ground floors shall have any and all signage (amended: "permanent signage") approved by the Directors and be in compliance with all applicable governmental sign ordinances.

34. Unit Owners shall comply with all of the Rules hereinabove set forth and with any amendments thereto or any other Regime rules which the Council may hereafter adopt.