

**THE WIREWORKS HISTORIC CONDOMINIUM ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS ADOPTING
RULES AND REGULATIONS REGARDING
TEMPORARY LEASING AND SUBLEASING**

The Board of Directors of The Wireworks Historic Condominium Association ("the Board") hereby certifies that the following resolution was adopted at a duly called meeting of the Board held on the 15th day of December, 2015.

WHEREAS, The Wireworks Historic Condominium Association (the "Association") is governed by a Declaration of Condominium for The Wireworks Historic Condominium (the "Declaration") as recorded on or around October 1, 1990 in the Office of the Recorder of Deeds of Philadelphia County, Pennsylvania at Book 1715, Page 10, *et seq.*, as amended and restated; the By-Laws of The Wireworks Historic Condominium Association (the "By-Laws")(collectively the "Governing Documents"); and the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §§ 3101 *et seq.* (the "Act");

WHEREAS, pursuant to Section 3302(a)(1) of the Act, the Association has the power to adopt, amend and enforce Rules and Regulations;

WHEREAS, pursuant to Section 8.2 of the Declaration, the occupancy and use of the Units and the Common Elements shall be subject to Rules and Regulations, which may be promulgated and amended by the Board; and

WHEREAS, the Board has determined that it is in the best interest of the Association to adopt certain Rules and Regulations regarding Temporary Leasing and Subleasing in order to clarify the Obligations of the Unit Owners and prohibitions in the Governing Documents regarding short-term leases or sub-leases.

NOW, THEREFORE, BE IT RESOLVED, that the Board, as evidenced by the signatures affixed below, do hereby adopt the Rules and Regulations attached hereto as Exhibit "A". This Resolution and accompanying Rules shall be binding upon all Owners and their grantees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the Association and shall act to supersede any previous Rules and Regulations of the Association with respect to the same subject matter.

WITNESS this day, our hands and seals:

ATTEST:

BOARD OF DIRECTORS

The Wireworks Historic Condominium Association

Kath King (Seal)
Name: Kath King King
Title: Secretary

Fredonia Casica Jr (Seal)
Name: Fredonia Casica Jr
Title: President

EXHIBIT “A”

THE WIREWORKS HISTORIC CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS REGARDING TEMPORARY, SHORT-TERM LEASES AND
SUBLEASES

- 1) For the purposes of these Rules, as well as the Association's Governing Documents, the term "Leasing" shall mean and include the occupancy of a Unit in whole or in part, exclusive or not, by any individual for any time period in exchange for monetary or other compensation, including services. A Unit Owner may lease their Unit only in strict accordance with and subject to the Association's Governing Documents, including, but not limited to, these Rules and the Declaration.
- 2) Article 10, Section 10.1 of the Declaration provides that all leases and subleases must be in writing and for an initial term of at least six (6) months. Any temporary leasing or subleasing for a period of less than six (6) months is strictly prohibited.
- 3) All leases and subleases must be provided to the Association within ten (10) days of signing.
- 4) No unit shall be leased by the Owner or subleased by the tenant for transient or hotel purposes. Therefore, no Unit shall be leased or subleased more than two (2) times in any twelve (12) month period.
- 5) All tenants must be parties to a signed lease. All subleases must comply with the requirements generally applicable to all leases under the Declaration. Specifically, all subleases must be for the entire Unit, in writing and for an initial term of at least six (6) months and must be provided to the Association within ten (10) days of signing.
- 6) Unit Owners, tenants and other residents are strictly prohibited from advertising and/or leasing their Units through AirBnB, VRBO, or any other similar vacation or temporary rental websites or similar services with respect to any Units in The Wireworks Historic Condominium Association.
- 7) If any Unit Owner, tenant or other resident violates any of these Rules and Regulations, the Unit shall be assessed an initial fine in the amount of One Thousand Dollars (\$1,000), as well as a daily fine in the amount of Five Hundred Dollars (\$500.00) per day the Unit is leased or subleased in violation of these Rules and Regulations, or Five Hundred Dollars (\$500.00) per day the Unit is listed on any of the prohibited websites, as the case may be.
- 8) The above fines shall be imposed by the Association upon providing a written Notice of Violation to the Unit Owner and a reasonable opportunity to be heard.
- 9) The above Rules and procedures are intended to supplement and expand upon any previously adopted Rules, Regulations or other restrictions applicable to leasing under the Association's Governing Documents. Any previously adopted Rules in direct conflict with the above Rules are hereby superseded by these Rules.