

RULES
OF
RENAISSANCE LOFTS

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

1. Wherever in these Rules there is reference to a "Unit Owner," such term shall be intended to apply to the Unit Owner of any Unit, to such Unit Owner's, permitted tenants and occupants, and to any guests, invitees or licensees of such Unit Owner. 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.
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 Regime or other Units. Unit Owners shall not keep any gasoline or other explosives or highly inflammable 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 Unit 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 may be placed in a dumpster located on the Regime.

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 unit, and shall not permit anything to be placed in or hung from the 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 item 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. Except as otherwise permitted herein, the keeping, breeding, boarding and raising of animals of any kind, regardless of number, within any Unit is hereby prohibited. Each Unit Owner shall be permitted to have dogs and/or cats only. Any pets shall be kept on a leash at all times during transport in Common Elements. No more than two cats or two dogs, or total of two are allowed at any time in a Unit. Persons with more than one pet may be subject to a pet fee as determined by the Council.

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 Council's 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 loss or damage in such cases.

17. Deliveries requiring entrance to a Unit Owner's Unit will not be accepted unless the Unit Owner has signed an admittance slip and left a key. The Council does not assume any responsibility for the condition in which deliveries are received.

18. No exterior of 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 any manner without prior written consent of the Council. 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 in color, or approved otherwise by the Directors.

19. Significant movement in or out of the Regime of furniture 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. Advance 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 any stairwells, public corridors or covered General Common Elements.

24. Each Unit Owner shall provide the Council with names and telephone numbers of individuals who should be contacted in an emergency.

25. Unit Owners shall comply with the Regime such life safety program as may be 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.

26. 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 a Residential Unit shall include the sale of any corresponding Storage Unit.

27. No furniture, bicycles, trash, etc. shall be allowed to remain outside on balconies overnight or in any Common Elements at any time. No grills shall be allowed on balconies at any time.

28. 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.


29. Any and all signage related to resale or other special notices shall be approved by the Directors, and be in compliance with all applicable governmental sign ordinances.

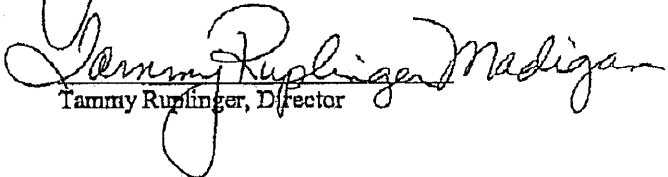
30. Unit Owners shall comply with all of the Rules hereinabove set forth and with any amendments thereto or any other Regime rules which the Council may hereafter adopt.

Certificate of Adoption

The undersigned Directors of the Council hereby adopt the foregoing as the Rules of Renaissance Lofts as of the __ day of May, 2008.


Lawrence J. Leis, Director


J. Richard Kremer, Director


Tammy Ruplinger, Director