

EXHIBIT "D"

RULES AND REGULATIONS FOR

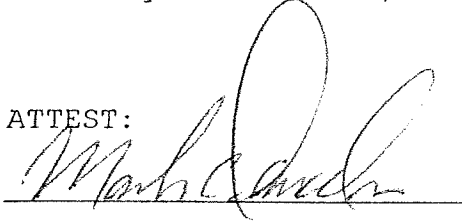
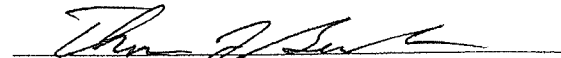
ELK RUN CONDOMINIUMS OWNERS ASSOCIATION

1. Automobiles may be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Building by another vehicle.
2. No radio or television antenna, satellite dish or any wiring for any purpose may be installed on the exterior of the Building without the written consent of the Board of Directors of Elk Run Condominiums Owners Association.
3. Exterior name plates and mailboxes will be installed in a manner uniform and consistent with that of the other Unit and approved by the Association.
4. Unit Owners are reminded that alteration and repair of the Building is the responsibility of the Association, except for the interior of the Units. No work of any kind is to be done upon the exterior Building walls or upon the interior boundary walls without first obtaining the approval of the Association.
5. No Unit Owner shall make or permit any disturbing noises in the Building, or do or permit anything to be done therein which will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or radio or television or other loud-speaker in such Owners' Unit between the hours of 12:00 midnight and the following 6:00 A.M., if the same shall disturb or annoy other occupants of the Building.
6. Each Unit Owner shall keep his or her Unit in a good state of presentation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, decks, or balconies thereof, any dirt or other substance.
7. Unit Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.

8. No animals including birds, or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that up to two (2) dogs not exceeding 25 pounds each, a cat or other household pet approved in writing by the Board of Directors of the Association, may be kept in a Unit, provided that it is not kept, bred or maintained for any commercial purpose. Each Unit Owner shall be responsible to immediately collect and properly dispose of any feces deposited in the common areas of the regime by a pet. Any such pet or pets which in the opinion of the Board of Directors of the Association is or are causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association.
9. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors of the Association.
10. These Rules and Regulations may be amended, modified or altered only as provided in the Bylaws of Elk Run Condominiums Owners Association.
11. Smoking is prohibited in interior common areas, passageways, common rooms and in the parking garage.
12. No personal property, including lighting of any kinds is to be hung up placed upon, attached to or draped over any deck or patio railing.
13. Charcoal grills are prohibited on decks or patios. Gas grills are acceptable under the following conditions:
 - (a) Gas grills are permissible on all open decks and patios. Grills shall not be permanently stored on any driveway surface or on the Common Elements.
 - (b) The owner of a unit where a grill is used must possess a valid liability insurance policy and must provide proof of such insurance to the Association prior to the first use of the grill and anytime after that upon the Association's request.
 - (c) The owner of a Unit, by using a grill on the property, hereby agrees to indemnify and hold harmless the Association against any and all debts, obligations, costs and damages, including attorney fees, arising from any claims or causes of action, whether in law or equity, which may be asserted against the Association relating to the use of a grill.

These Rules and Regulations have been approved by the Board of Directors of Elk Run Condominiums Owners Association on the 29th day of December, 2006.

ATTEST:

A handwritten signature in cursive script, appearing to read "Mark [unclear]", is written over a horizontal line.A handwritten signature in cursive script, appearing to read "Thomas J. Bender", is written over a horizontal line.
Thomas J. Bender, Secretary