**AMENDMENT TO RULES & REGULATIONS – NON-SMOKING**

This Amendment to Rules & Regulations – Non-Smoking (“Amendment”), effective January 13th, 2013, amends and supplements the Rules & Regulations (“Rules & Regulations”) of the Fairway House Property Owners’ Association (the “Association”) to provide for certain requirements associated with the non-smoking rules and regulations at the Fairway House Planned Residential Development located at Shawnee Village in Pennsylvania (the “Resort”). Accordingly, the Association has determined it to be in the best interests of all owners and guests to adopt the following non-smoking rule:

No Owner or Guest shall smoke in any Unit, Common Elements or any other area not specifically designated as a smoking area. In the event of any violation of this provision, the Board of Directors, or Management Firm, reserves the right for the Occupant to forfeit the security deposit from time to time.

Except as modified by this Amendment, all of the terms and conditions provided in the Rules & Regulations shall remain in full force and effect pursuant to the tenor thereof. Notwithstanding the forgoing, in the event of any conflict between the provisions of the Rules & Regulations and this Amendment, the terms of this Amendment shall govern and prevail.

This Amendment to Rules & Regulations – Non-Smoking has been APPROVED AND RATIFIED by the Board on this 12th day of January, 2013.