

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding entered into this 16 date of February 2015 by and between Randall Woods and Karen Woods residing at 1152 Portland St. Pittsburgh, PA 15206 ("Owners") and Highland Park Community Council ("HPCC")

WHEREAS, Owners intend to establish and operate a bed and breakfast ("BnB") on the real property known and numbered as 1156 Portland St., Pittsburgh PA 15206 ("Property");

WHEREAS, the Board of Directors of HPCC has voted on and agreed to support Owners in their efforts to open the proposed BnB on the Property, subject to the provisions of this Memorandum of Understanding ("MOU").

WHEREAS, this MOU sets forth the terms and conditions required by the HPCC for its support.

THEREFORE, intending to be legally bound, the parties agree to the following terms and conditions governing the operation of the BnB by Owners:

Owners will use all reasonable efforts to operate the BnB with due regard for the Property's residential setting, and in such a manner as to limit its impact on neighboring properties, with particular regard to noise generation and the limited on-street parking available on Portland Street.

Owners will establish four parking spaces on the Property at the rear of the BnB, and will make reasonable efforts to obtain a lease for a fifth off-site parking space in order to provide for reasonably anticipated off-street overnight guest parking. Staff and employees of the BnB may park on Portland Street without restriction.

The BnB will not be made available for event rental by non-overnight guests. The BnB may be rented for events to be attended by or on behalf of BnB overnight guests. Non-overnight guests attending events at the BnB will be limited to 12 persons out of respect for the Property's residential setting. Any events involving non-overnight guests will conclude no later than 11:00 pm.

The BnB will be open to overnight guests 24 hours a day, 365 days per year. Owners will make reasonable efforts to limit daily business activities entailing overnight guest check-in, breakfast service and room cleaning to the hours of 6:00 am through 11:00 pm, inclusive. In this regard, HPCC understands that maintenance activities, particularly those arising on an unanticipated or emergency basis, may need to be performed at hours other than those stated herein.


Owners do not own and will not apply for a liquor license for the BnB.

Owners will not apply for permitting of the BnB as a restaurant as a primary use. If Owners apply for permitting for a restaurant as an accessory use, Owners will restrict the use of any such restaurant only to guests as a condition of the accessory use permit.

Within the parameters of this MOU and subject to its conditions, HPCC will support Owners efforts to open, establish and operate the proposed BnB on the Property, including refraining from opposition to any zoning requirements directly related to establishing and operating the proposed BnB. Any additional zoning or land use permit applications advanced by Owners should be discussed with HPCC and agreed upon by the parties before any application is made.


If the intention of Owners changes from what is stated in this MOU in the future, the HPCC reserves the right to withdraw its support.

NOW THEREFORE, the parties have executed this Memorandum of Understanding, on the date set forth above.

  
Randall Woods, Owner

  
Karen Woods, Owner

HIGHLAND PARK COMMUNITY COUNCIL (HPCC)

By:   
Monica Watt, President