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Incorporated into and made a part of the By-Laws of the Stonebury Crossing Condominium, pursuant to the Declaration of Trust of the Stonebury Crossing Condominium located in the Middlesex North Registry of Deeds in Book 15280 Page 232, a condominium created pursuant to a Master Deed located in the Middlesex North Registry of Deeds in Book 15280 Page 199.

1. Common areas — are defined as all outside areas of the community except the porches and patio, which have an exclusive right and easement. No special use shall be made of the common areas including the porches and patio except as permitted by the Board of Trustees.
2. There shall be no obstruction of the common areas, nor shall anything be stored in the common areas without written consent of the Board of Trustees.
3. Nothing shall be kept in the common areas, which will increase the rate of insurance of the condominium, or contents thereof, applicable for residential use, without the prior written consent of the Board of Trustees. No unit owner shall permit anything to be done or kept in the common areas which will result in the cancellation of insurance on the condominium or which would be in violation of the law.
4. No offensive activity shall be carried on in the common areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance to the other unit owners or residents, e.g., volume of television sets, radios, high fidelity sound reproduction devices, musical instruments and the like shall not be operated in any manner which would result in sounds emanating there from being heard in another unit. Generators are not allowed. All unit owners are responsible for guests, contractors, etc.
5. No clothes, sheets, blankets, laundry or other articles shall be hung out of a unit or exposed on any part of the common areas and facilities, including hanging articles on the privacy fences and porches.
6. All personal property of the unit owners, or any other occupant of a unit, whether in the units, or in the common areas and facilities, or elsewhere on the condominium property, shall be kept therein at the sole risk and responsibility of the respective unit owner or occupant, and the trustees shall have no responsibility therefore.
7. Unit owners shall not cause or permit anything to be placed on the outside walls or doors of the condominium.

No signs, awning, canopy, shutter, radio or television antenna, satellite dish, etc, shall be affixed to or placed upon the exterior walls or doors, fences, roofs or any part thereof or exposed on or at any window, without prior written consent of the Board of Trustees. Exception: tasteful door decorations are permitted. No taping of material to the doors as it may cause damage. Should this occur, any paint repairs will be charged to the unit owner. Holiday lights are allowed on bushes and must be non-blinking. Lights should be removed by January 15<sup>th</sup>. No other holiday decorations are allowed on the bushes.

8. Unit owners or tenants are not allowed to put their names on any building or on any part of the common areas.
9. "For Sale", "For Rent", "For Lease", "Real Estate" signs or other window displays of advertising are not permitted on any part of the condominium or in any unit therein. If you were to put your unit up for sale, the following is a guide for the Real Estate agent: Place a sign outside the common areas at the entrance to Stonebury Crossing on route 38 with balloons and place the unit number on the sign. Attach another set of balloons on the light pole in front of the unit being sold. No other signage is allowed. There is no solicitation allowed.
10. Smoke detectors and carbon monoxide detectors — To safeguard our asset, each unit's smoke detectors and carbon monoxide detectors batteries must be changed annually. If assistance is needed in changing the batteries please contact the Management Company and they can suggest a handyman for you to hire.
11. Each unit owner or resident assumes responsibility for his/her own safety and that of his/her family, guests and contractors.
12. Pets — Dogs and cats are allowed. When outside, dogs are to be on a leash at all times. There is a strict leash law in the Town of Tewksbury. When a dog is tied in the back of a unit, the leash is not to extend beyond the privacy fences. Dog feces must be picked up immediately and properly disposed of.
13. Each unit owner or resident shall keep his/her unit in a good state of preservation. This includes maintaining the area within the privacy fences.
14. No repairing of automobiles shall take place in the common areas nor shall driveways be used for any purpose other than to park motor vehicles. See page 5 iii of the Master Deed. If an automobile is inoperable or unregistered, it must be taken care of within five days. If an oil leak occurs, it must be attended to immediately as this can cause damage to the property. If damage has occurred, any repair costs will be the responsibility of the unit owner. No commercial vehicles, recreation vehicles, boats or trailers are allowed at any time.
15. The Management Company must retain a passkey to each unit. If a new lock is installed, a new passkey must be provided. Note: if you have a storm door and are planning to keep it locked, a key must be provided. For safety reasons, a telephone number must be filed with the Management Company.
16. Use of the gazebo or tennis court for social purposes must be requested in writing for scheduling and approval to the Board of Trustees.

17. Trash — all garbage and trash must be placed in the proper receptacles designed for refuse collection and no garbage or trash shall be placed elsewhere upon any of the common areas and facilities. Each unit owner or occupant shall dispose of garbage and trash in accordance with the Town of Tewksbury. Because of the potential problems with animals, we *urge* you to keep trash in barrels. We discourage the use of plastic bags and if used, please put them out in the morning. Barrels are not to be put out for pickup until the evening hours. After pickups, barrels are to be stored inside. Barrels must be stored no later than noon of the next day.
18. Painting the floors of the patio and porches needs written consent from the Board of Trustees. Installing a deck on the patio requires a written plan be submitted to the Board of Trustees for approval before any installation.
19. Plantings: The only plantings allowed are flowers. Not allowed are shrubs, trees and vegetable gardens, unless planted in above ground containers that are placed between the privacy fences or on the rear deck.
20. Parking — If you must park on the road, there is no parking on the grass, curbing berms, mulch berms or sidewalks. No parking whatsoever on the small road between units 10 and 15 that leads to the building in the back. One side parking only on the Post Office side. During the winter months (November 1 through April), we follow the same parking procedures as the town does. All vehicles must park off the street. The town will impose a fine of \$25.00 for a violation, and Stonebury Crossing will be assessing a \$25.00 fine for each incident.
21. Any free standing objects must be removed from driveways immediately after Thanksgiving or prior to any snowstorm occurring prior to Thanksgiving.
22. Satellite dishes — not allowed
23. Fireworks are not allowed at any time in the community. There is a Massachusetts law prohibiting fireworks.
24. Over 55 rule — Owners must notify the Board of Trustees if they are going to sell, rent or lease their home, as they must certify to the association that the new owner is over 55 and able to occupy the unit. A 6-D certificate will not be issued until this certification is received. The Assoc follows the Massachusetts age restrictions law regarding "Active Adult Communities".
25. Leases must be of one year or more in duration. A copy of the lease must be on file with the Management Company.
26. Violations of the above rules will result in the following:

A first violation will result in the issuing of a warning letter. Any subsequent violation will result in the issuing of a letter with a fine of \$25 payable to Stonebury Crossing Condominium Association Trust. If a particular rule violation still exists three days after date of letter, e.g., dog feces on the property, parking, etc., an additional \$25 fine a day will be imposed.

27. Please observe a 15 M.P.H. speed limit while driving in the community.

Any consent or approval given under these Rules & Regulations may be added to, amended, or replaced at any time by the Board of Trustees. These Rules & Regulations may be amended from time to time as provided by the Trust.

Rules adopted and amended and executed and signed and sealed on this 19 day of MAY, 2016,

Charles Diminico Charles G. Diminico

James McGuinness James McGuinness

~~DOMINIC~~  
Dominick Paparo Dominic Paparo

Marlene Gath Marlene M Gath

~~Ivan Marie Rideout~~  
~~Iva Marie Rideout~~ Ivan Marie Rideout

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. May 19, 2016

Then personally appeared the above named Namariie Rideout, Marlene Gath, Dominic Paparo  
Charles A. Di Minico and James Mc Guinness and they are the duly authorized Board of Trustees of the Stonebury Crossing Condominium Trust, and acknowledged the foregoing instrument to be their free act and deed, before me,

Joseph P. Silva Notary Public  
Joseph P. Silva My commission expires March 18, 2022

