

EXHIBIT B

Exhibit B is hereby incorporated into and made a part of the Declaration of Trust of the **SIXTY FOUR FOSTER STREET CONDOMINIUM TRUST**.

RULES AND REGULATIONS OF SIXTY FOUR FOSTER STREET CONDOMINIUM TRUST

No Obstruction of Common Areas and Facilities

No one shall unreasonably obstruct any part of the common areas and facilities or hallways without prior consent of the Trustees.

No Articles in Common Area

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.

Toys, Baby Carriages, Etc.

No baby carriages, toys, playpens, bicycles, velocipedes, benches, chairs or other articles shall be placed on any part of the common areas and facilities except when such articles are in actual use by a Unit Owner or his or her family or guests. Such articles shall be stored in areas designated by the Trustees at all other times at the Unit Owner's risk.

Washing Automobiles

No washing of automobiles shall take place in the Underground Garage, or on the parking areas, or on any part of the Condominium property.

No Liability for Personal Property of Unit Owners

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 in the Parking Spaces, 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 therefor.

Radios, Phonographs and Musical Instruments

The volume of television sets, radios, phonographs, high-fidelity sound reproduction devices, musical instruments, etc., shall not be operated in any manner that would result in sounds emanating therefrom being heard in any other unit, or outside of the unit from which the sounds are emanating.

No Offensive Activity

No noxious or offensive activity shall be carried on in the common areas and facilities, nor shall anything be done therein either willfully or negligently that may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall do or permit anything to be done by his or her family, servants, employees, agents, or visitors that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No public hall shall be decorated or furnished by any Unit Owner in any manner.

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.

Exterior Apparatus

Under no circumstances shall any air-conditioning apparatus, television or radio antennas, clothes line, clothes rack or any other such device or other item be installed on the exterior of any unit, or on the common areas and facilities, or be permitted to be hung out of a unit, except as allowed by the Trustees.

Parking

Parking shall be permitted only at designated parking spaces, pursuant to the terms of the Master Deed and Trust.

Employees

No Unit Owner or occupant shall request any employee of the Trust to perform errands or to move, park or drive any automobile. Employees and agents of the Trust are not authorized to accept packages, keys or articles of any description from or for the benefit of a Unit Owner. If any such items are left with any employees or agents of the Trust, the Unit Owner assumes the sole risk therefor, and the Unit Owner and not the Trust shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith. The Trust does not assume any responsibility for loss or damage in such cases. Deliveries requiring entrance to a Unit Owner's unit will not be accepted without the prior written consent of the Unit Owner, accompanied by a written waiver of all liability in connection with such delivery.

Damage

Any damage to any building, equipment or common areas and facilities caused by a Unit Owner, or by such Unit Owner's family, visitor or pet, shall be repaired at the expense of the Unit Owner.

Moves

Except during the initial move-in for the original purchasers or lessees, move-ins and move-outs are restricted to the hours between 9:00 a.m. and 5:00 p.m., Monday through Saturday, excluding Sundays and holidays.

Doors

Unit doors opening into public halls, and building entry doors, shall be kept locked and secured at all times except when actually in use.

Plants

Planting plants, flowers, trees, shrubs or crops of any type is prohibited anywhere on the common areas and facilities, except with the express prior written consent of the Trustees.

Complaints

Complaints regarding the management of the Condominium or maintenance of the common areas and facilities, or

regarding actions of other Unit Owners or occupants, shall be made in writing to the Trustees. No Unit Owner shall attempt to direct, supervise or in any manner attempt to control or request favors of any employee of the Trust.