

Schedule A

Rules and Regulations

1. No use shall be made of the Common Elements except as permitted by the Board of Trustees.

2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Trustees.

3. Nothing shall be done or kept in the Common Elements which 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 Elements which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, or exposed on or any window, without the prior consent of the Board of Trustees.

5. Unit Owners will not be allowed to put their names on any building or Common Element except in the proper places in or near the mailboxes provided for the use of the Unit occupied by the Unit Owners respectively.

6. No offensive activity shall be carried on in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by such Unit Owner or by such Unit Owner's family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

7. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings without the prior written consent of the Board of Trustees.

8. No clothes, clotheslines, sheets, blankets, laundry, or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and other unsightly materials.

9. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles, playing, lounging or parking of baby carriages or playpens, bicycles, wagons, toys, benches or chairs, on any part of the Common Elements, except that roads, parking areas and driveways may be used for their normal and intended purposes.

10. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Seller or its agents, to place "For Sale", "For Rent", or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the buildings.

11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.

12. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Trustees.

13. Nothing shall be hung from the windows or placed upon the window sills. The foregoing shall not, however, interfere with the right of Unit Owners to select draperies and curtains for their Units. Rugs or mats shall not be shaken or hung from or on any of the windows or doors. Garbage cans shall not be placed outside of any Unit. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.

14. No washing or repairing of automobiles shall take place within the Condominium, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks, motorcycles and commercial vehicles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium.

15. The use of the Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

16. Ordinary and usual domestic pet dogs, cats and birds (not to exceed two of each type per unit) may be kept by any Unit Owner during such time as such Unit Owner actually occupies his or her Unit as the owner's primary residence. No such pets shall be permitted in any part of the Condominium (other than within the Unit of the owner thereof) unless carried or leashed. Tenants are not allowed to have pets. However, a non unit owner is allowed to watch pets if the unit owner is not around or is on vacation (such as a dog sitter or a house guest). No pets may be kept, bred or maintained for any commercial purposes at the Condominium. No pet shall be permitted to annoy, harass or unreasonably infringe on the right of any Unit Owner or occupant. No non-owner occupant shall be permitted to keep a dog in any of the Units or the Common Areas and Facilities without the approval of the Trustees upon written certification from a doctor that such dog is medically necessary for a disabled Unit occupant. Any such Trustee consent shall be for no more than one dog per Unit, and shall automatically terminate when the non-owner occupancy requiring the dog no longer occupies the Unit. After due notice and hearing before the Board of Trustees, the Trustees may require of a Unit Owner any or all of the following:

- A. The permanent removal of any pet that has habitually guilty of unreasonably annoying or harassing behavior or unreasonably infringing on the rights of any Unit Owner of occupant upon thirty days written notice. The affected party does have the right to arbitrate prior to any forced removal of a pet.
- B. Payment by a Unit Owner for the cost of repair of any damage or cleaning or elimination of such nuisance.

Payment by a Unit Owner of a fine of \$25.00 for each day or part thereof if such violations continue. Any unpaid fines or costs levied pursuant to Section 23 shall constitute a lien on the Unit of the Unit Owner violating this Section pursuant to the provision of Section 6 of Chapter 183A.

17. Any consent or approval given under these Rules and Regulations may

be added to, amended, or repealed at any time by the Board of Trustees.

18. These Rules and Regulations may be amended from time to time as provided in the Trust.