

MAY 19 2005

# ARLINGTON COMMONS CONDOMINIUM ASSOCIATION



Bk: 18529 Pg: 138 Page: 1 of 3  
Recorded: 03/23/2005 11:40 AM

## RULES AND REGULATIONS

*These Rules and Regulations are adopted for the benefit of owners at Arlington Commons Condominiums. They are also intended to protect and enhance the value of all property at the Condominium. They are not designed to unduly therefore, restrict or burden the use of property.*

*All residents and guests are expected to abide by these rules which are meant to supplement the provisions of the Master Deed and Condominium Trust for the Condominium.*

1. **ADDITIONS TO EXTERIOR OF THE BUILDING**  
Changes affecting the appearance of the exterior of any buildings, such as skylights, satellite dishes, chimneys, decorations, awnings, signs, sunshades, air conditioning equipment, antennas, fans screens and enclosures, or other changes shall be made only with the consent of the Trustees of the Condominium Trust (the "Trustees")
2. **NOISE**  
Owners, guests and lessees will be expected to reduce noise levels after 10:00 PM so that neighbors are not disturbed. At no time are musical instruments, stereos or televisions to be so loud as to become a nuisance. Advise any guests to enter and leave quietly. Noise in the parking lot carries a long way. Also as a courtesy, if you enjoy listening to your car stereo on the louder side, please turn it down when entering or leaving the parking lot.
3. **OUTDOOR EQUIPMENT AND CHILDREN'S PLAY THINGS**  
Cooking equipment, lawn furniture, bicycles, and children wheeled vehicles, toys, other personal articles and equipment shall not be left outside the unit.
4. **CLOTHES LINES**  
No clothing, shoes, lines or similar materials shall be hung or otherwise left or placed in or on the Common Areas and Facilities. No such articles shall be placed in a unit so as to be exposed to public view.
5. **IMPROVEMENTS TO COMMON AREAS AND FACILITIES**  
Improvements to and landscaping of the Common Area and Facilities shall be done only by the Trustees, or in such cases as permission of the Trustees has been obtained.
6. **IMPROPER USE OF COMMON AREAS AND FACILITIES**  
There shall be no use of the Common Areas and Facilities, which injures or scars them or the plantings thereon, increase the maintenance thereof, or cause embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium. This includes such things as leaving junk mail, etc. in the common areas. Please dispose of it properly.
7. **HOUSEHOLD PETS**  
No dogs, cats, birds or other animals may be kept in any unit, without first receiving permission from the Trustees. Dogs cannot be more than 20lbs and owners are not to have more than 2 cats or dogs in the unit. No pets are allowed in any common areas.

BK 4578  
Pg 82

AMW

8. **PARKING SPACES**  
Owners shall be responsible to see that neither they nor their guests interfere with the right of other owners to appropriate use of parking spaces. There is absolutely no piggyback parking allowed. The speed limit in the parking lot is not to exceed 10mph. Unit owners are to utilize the deeded spaces in the front of their units. Visitor's lot is for visitors only.
9. **SIGNS**  
Unit owners may not display "For Sale" or "For Rent" signs in windows of their units nor may the Owners of units place window displays or advertising in windows of such units. Contractors may not display any advertising signs or displays in the common area.
10. **ABUSE OF MECHANICAL SYSTEMS**  
The Trustees may charge to a unit owner any damage to the mechanical, electric or other building service system of the Condominium caused by such unit owner by misuse of those systems.
11. **VEHICLES / BOATS / TRAILER STORAGE**  
No commercial vehicles or similar heavy duty vehicles, unregistered vehicles, snowmobiles, boats, utility trailers, boat or camping trailer will be allowed within open area of the Condominium unless appropriate temporary or permanent storage arrangements have been approved by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment.
12. **OFFENSIVE ACTIVITES**  
No owner may use or maintain his or her unit or the Common Areas appurtenant thereto for any purpose or in any manner, which is contrary to any applicable law, rule, regulation or requirement of any governmental authority, or for any purpose, which would constitute a nuisance or be offensive.
13. **STRUCTURAL INTEGRITY OF THE BUILDING**  
Nothing shall be done in any unit or in the common areas, which will impair the structural integrity of the building, nor shall anything be done in or on said areas, which would structurally change the building, without the prior written of each occasion by the Trustees.
14. **CHILDREN**  
Children living in the building, as well as, any visiting the building are not allowed to play in the main parking lot for their own safety. They may play in the small lot accompanied by an adult; again this is for their safety. Also if they should drop any trash in the halls or parking lot, please pick it up and dispose of it properly.
15. **COMPLAINTS**  
Complaints of violations of these Rules and Regulations should be made **IN WRITING** to the Management Company or trustees. If a unit owner feels the fines or assessments against them are not valid they may request **IN WRITING** that they be placed on the agenda of the next trustee meeting and attend in person to state their case. If the Management Company concurs that the complaint is justified, a \$25.00 fine will be assessed to the unit owner for the first violation, second offense \$50.00 and third offense \$100.00. The fine is due within 30 days of the assessment. If the unit owner refuses to pay the complainant will be notified in writing by the Trustees as to what action has been taken.
16. **SMOKING**  
Cigarette butts shall not be disposed or thrown in any common area. Owners will be responsible for their guest's actions regarding disposal of cigarette butts. Violators will be addressed accordingly.

- 17. **CONDO FEES**  
Condo fees are due on the 1<sup>st</sup> of each month, with a late fee charged after the 7<sup>th</sup> of the month. Any condo fees received after the 7<sup>th</sup> will be subject to a \$25.00 late fee.
- 18. **AMENDMENT**  
These Rules and Regulations may be revised at any time by the Trustees as conditions warrant, provided that a written communication is sent to each Owner advising her or him the change.
- 19. **WINDOWS/DOORS**  
All window replacements must be uniform with the new windows installed in December of 2004 at both 120 and 130 Arlington Street. All new storm doors must be white and have a full view. If window fashions are blinds, caution must be taken when pulling them up so as not to have them hanging uneven.

*The Trustees shall have the authority and duty to enforce these Rules and Regulations, but, in their discretion, may delegate such enforcement authority and duties under these Rules and Regulations to whomever they deem desirable.*

Revised and amended this day February 10, 2005 by the trustees of Arlington Commons Condominium.

John Callhan 2/23/05  
Name Date  
Carol Howard 3/16/05  
Name Date

Donna M. Plummer 3/16/05  
Name Date

*Commonwealth of Massachusetts*

MIDDLESEX, ss.

**MAR 16 2005**

Then personally appeared the above- named Donna Plummer, Carol Howard & John Callhan, Trustees of Arlington Common Condominium proved to me through satisfactory evidence of identification, which was a drivers license to be the persons whose name is signed on the preceding or attached document in my presence.

Juliette Lu Urbaez  
Notary Public : Juliette Lu Urbaez  
My commission expires : March 10, 2011



JULIETTE LU URBAEZ  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 10, 2011

END OF DOCUMENT

END OF DOCUMENT

Richard P. Howe Jr.