

TO: OWNERS – CLADDAGH PLACE CONDOMINIUM
FROM: SILVA ASSOCIATES
DATE: DECEMBER 22, 2009
RE: REVISED RULES

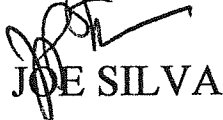
PLEASE NOTE THAT OVER THE COURSE OF THE PAST FEW MONTHS THE BOARD OF TRUSTEES OF CLADDAGH PLACE CONDOMINIUM HAS WORKED ON A REVISION OF THE CONDOMINIUM RULES AND REGULATIONS.

THE BOARD RECENTLY COMPLETED THE REVISION AND THE RULES AND REGULATIONS HAVE BEEN RECORDED AT THE REGISTRY OF DEEDS.

WE HAVE ENCLOSED THE REVISED RULES AND REGULATIONS FOR CLADDAGH PLACE CONDOMINIUM.

PLEASE RETAIN THE RULES FOR YOUR INFORMATION AND FOR YOUR RECORDS.

SINCERELY,


JOE SILVA

SILVA ASSOCIATES

REAL ESTATE AND PROPERTY MANAGEMENT, INC.

1215 MAIN STREET, UNIT 121

TEWKSBURY, MA 01876

978-858-3500 978-858-0145 FAX

JSILVA@SILVA-ASSOCIATES.COM

2. LITTERING. There will be no littering. Paper, cans, bottles, cigarette butts, food and other trash are to be deposited only in appropriate trash containers and under no circumstances are such items to be dropped or left on the grounds or other Common Area of the Claddagh Place Condominium.
3. TRASH, REFUSE AND GARBAGE. No one shall place trash or other refuse in the Common Area, except in receptacles therefor. Dumpster use is for trash generated within the complex. We do not contract for the disposal of construction materials generated on site or brought on site by owners or tenants or furniture.
4. MAINTENANCE OF THE COMMON AREA. Improvements, maintenance and landscaping of the Common Area shall be preformed only by and/or as directed by the Board.
5. IMPROPER USE OF THE COMMON AREA. There shall be no use of the Common Area which injures or scars the Common Area or the plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to other Owners in their enjoyment of such.
6. OFFENSIVE ACTIVITIES. No offensive activities shall be carried on in the Claddagh Place Condominium, nor shall anything be done or placed within the Condominium which may be a nuisance, create unpleasant odors or cause unreasonable embarrassment, disturbance or annoyance to other owners or the public.

7. ACTION IN VIOLATION OF LAW, ETC. There shall be no use of or activity in any Unit or Common Area which shall be in violation of any governmental law, ordinance, rule or regulation.
8. PASSKEY. The Board may retain a duplicate key to each Unit. No Owners may alter any lock or install a new lock on any door leading into the Unit of such Owner without the prior written consent of the board. If such consent is given, the Owner shall provide the Board with a new duplicate key for its use. It is not intended that an Owner's privacy be intruded upon and such key shall not be used except in a personal or property emergency.
9. CONSENT REVOKABLE. Any consent or approval of the Board given under these Rules shall be revokable by the Board at any time.
10. COMPLAINTS. Complaints of violations of these Rules should be made to the Board. If the Board feels that the complaint is justified, it will take whatever action it deems necessary. The complainant will be notified in writing by the Board as to what action has been taken.
11. PARKING. Parking on the site is for the benefit of all owners, employees, tenants, customers and clients. During the year parking during regular business hours against the building is for the benefit of the mercantile Owners/Tenants who rely on walk in traffic. We do not permit long term parking, or unused vehicles or unregistered vehicles on site. There is no parking on site between 11 PM and 5 AM. Violation of parking rules will result in the removal of the vehicle at the owner's expense and liability without notice.

12. AMENDMENTS. These Condominium Rules may be revised in any way at any time by the Board as conditions warrant, provided that a written communication is sent to each Owner advising of the change or changes. Distribution of these Rules to tenants is the responsibility of Unit Owners.
13. DELEGATION OF POWERS. The Board, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these Rules to the manager or managing agent, if any, of the Claddagh Place Condominiums.
14. VIOLATION AND FINES. The violation of any Rule and Regulation adopted by the Board, or the breach of the provisions of the By-Laws, Master Deed, or of the offending Unit Owner's Deed, shall give the Board the right, in addition to any other rights set fourth in said Documents, to enjoin, abate, or remedy by the appropriate legal proceedings, either by law or in equity (or both) any such breach. The Board shall have the additional power to levy fines against Unit Owners and tenants for such violations. Unless otherwise stated in these Rules, each fine shall be in the amount of Ten and 00/100 Dollars (\$10.00), with each day that a violation continues considered a separate violation. If the Rules

provide for a different fine, said amount, as stated, shall be the applicable fine. Collection of such fines may be enforced against the Unit Owner or Unit Owners involved as if the fine were Common Area charges owed by a particular Unit Owner or Unit Owners. In the case of persistent violations by a Unit Owner, the Directors shall have the power to require such Unit Owner to post a bond or other security as they deem appropriate to provide for adherence to the Condominium Documents as they are amended. In any action hereunder, the Unit Owner shall be responsible for all costs associated with any enforcement action including, but not limited to, reasonable attorney's fees. The term "Unit Owner" shall, for purposes of this Rules and Regulation, include lessees, tenants, occupants, guest, etc. A Unit Owner and/or lessee, etc., shall be jointly and severally liable for any violation of this provision.

Failure to pay condominium fees by the 10th day of each month shall, in addition to all remedies under the Master Deed and By-Laws, be a violation of the Rules and Regulations which shall subject the Unit Owner to a fine of Ten and 00/100 Dollars (\$ 10.00) for each violation, with each day constituting a separate and independent offense, for a maximum of Twenty-Five and 00/100 Dollars (\$ 25.00) per month. This fine shall be in addition to any and all charges which are assessed by the Board of Directors pursuant to the Condominium Documents Including interest, attorney's fees and any other costs of collection. Notwithstanding any designation on checks and/or other instruments and/or correspondence, any funds received will be applied first to past due interest, fines attorney's fees

and special assessments.

The Unit Owner and all mortgagee(s), in addition to the above, shall comply with all notice provisions pursuant to Chapter 400 of the Acts of 1992. The failure to comply shall result in the fines set forth hereunder. The Board shall additionally have the right to secure said information and assess the applicable party the costs of the same.

All remedies hereunder shall be cumulative.

In all other respects, the Rules and Regulations of the Claddagh Place Condominium Association are hereby ratified and affirmed.

REVISED JUNE 2009 Joseph P. Silva, Sharon Walsh, Brenda Freitas

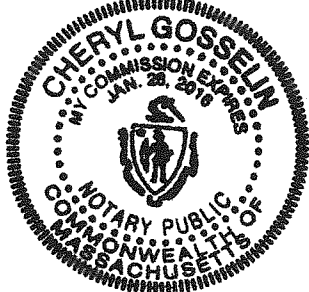
By Laws
B 3991 Page 140
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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. 12-17-09, 2009

Then personally appeared the above named Sharon Walsh
Brenda P. Freitas

and they are duly authorized Board of Trustees of the Claddagh Place Condominium Trust and proved to me satisfactory evidence of identification, which was a MA driver's license, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Cheryl Gosselin
Cheryl Gosselin - Notary Public
My Commission Expires: January 28, 2016