

“Exhibit A”

MAIN STREET  
PROFESSIONAL CONDOMINIUMS  
RULES AND REGULATIONS

*The following rules and regulations have been formally adopted by the Board of Trustees in accordance with the purpose, powers, duties and authority granted pursuant to the governing provisions of the operative Declaration of Trust, Article IV, Section 2:*

**1. PARKING**

On-site vehicle parking is allowed only in those areas so marked, designated and within paved areas reserved for the same, as approved by the Trustees.

No vehicles are allowed to be parked upon or in any grassy or non-paved areas; behind any of the buildings, offices or structures; or in any areas outside the marked line spaces.

No vehicles are allowed to be parked upon Main Street Professional Condominiums property if it is deemed to be illegally parked, unregistered, uninsured, abandoned, unauthorized, oversized, designated for heavy commercial and/or industrial use, unsafe, blocking any areas of the property and creating a hazard or compromising the safety of other upon the property in any manner.

No overnight parking shall be allowed for any reason unless expressly approved in writing by the Trustees. Any approved extended overnight parking may be subject to additional parking fees. If, in their discretion, Trustees may approve any request by a unit owner to allow any such request for extended overnight parking and/or vehicle storage, the party seeking the same, and the respective unit owner shall execute a hold harmless and indemnification Agreement protecting the Association, Board of Trustees and other unit owners, from any and all claims relating to any liability for costs, loss, vandalism, theft or other damage resulting from the vehicle being left on the premises and occurring thereon.

Violators are subject to the full range of remedial and enforcement actions available to the Trustees, and also to the removal and/or towing of the offending vehicle from the property.

**2. TRASH**

All trash shall be placed in the proper trash receptacles as designated by the Trustees.

Trash shall be comprised only from refuse from standard office use.

Any and all paper goods and boxes shall be completely broken down and reduced in size, as applicable.

No dumping of waste other than ordinary office waste is allowed.

Disposal of any type of construction debris, hazard materials and other waste not generated in normal business use is strictly prohibited.

Violators are subject to the full range of remedial and enforcement actions available to the Trustees.

### **3. UNAUTHORIZED ALTERATIONS**

There shall be no alterations of any kind to any common areas, including but not limited to, interior walls, exterior walls, roofing areas, foyers, access areas, ingress areas and egress areas, without the prior approval of the Trustees.

The Trustees may, in their discretion, undertake any restorative or remedial work it deems necessary as a result of any alterations found to be in violation, or they may compel the offending party to perform the same, and any costs associated with said work shall be borne by the responsible party and/or unit owner.

Violators are subject to the full range of remedial and enforcement actions available to the Trustees.

### **4. EXCESS USAGE/COSTS**

If any unit owner, or its occupant, causes, creates or allows the use of a unit resulting in an overage or excess of monetary costs or charges to other unit owners, such as business generating excessive waste or excessive use of water, sewerage or electricity, then the Trustees shall have the discretion and authority to issue a surcharge fee assignable to and against that unit owner.

The surcharge shall be added to the monthly common area fee and, if not paid, shall constitute a lien upon the condominium unit.

In addition to any such surcharge, violators are also subject to the full range of remedial and enforcement actions available to the Trustees.

## **5. CONSTRUCTION/INDUSTRIAL USE PROHIBITED**

No construction or industrial related work is allowed to be performed anywhere upon the premises of Main Street Professional Condominiums, either inside the units or in the basements or in any common areas, including but not limited to, light industrial, construction, welding, mechanical or soldering activities.

The condominium complex is a professional and business office complex.

Any activity conducted upon the premises in violation of local, or community zoning laws and regulations shall be prohibited. The Trustees shall be entitled to issue and seek a cease and desist order against any violator(s).

Violators are subject to the full range of remedial and enforcement actions available to the Trustees.

## **6. NO EXTERIOR DISPLAYS**

No structure, devise, fixture or other item of any nature shall be erected, displayed or placed in, upon, or affixed upon the exterior or out plane of the unit, either on the walls, roof area, or attics without the prior written consent of the Trustees.

Violators are subject to the full range of remedial and enforcement actions available to the Trustees.

## **7. NO ANIMALS OR PETS ALLOWED**

Pursuant to Article VIII, Section 10 (D) no animals or pets of any kind shall be permitted inside or kept in or upon any unit or the common areas or elements.

Violators are subject to the full range of remedial and enforcement actions available to the Trustees.

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Any violation of any of the above rules and regulations, whether singular or continuing, is subject to the authority and oversight by the Board of Trustees. Violators will be notified of the nature of the breach and may be afforded an opportunity to be heard to address the Board as to the charge of the violative activity or event. In accordance with the fine schedule the unit owner(s) shall be held responsible and shall be fined by the Trustees. The notice and fines will be implemented in the discretion of the Trustees, depending on the nature, severity and frequency of the offense.

All accrued and unpaid fines shall be added to the monthly condominium and common area fee(s) and charged as part of the lien arising and enforceable for recovery against the unit and/or unit owner(s) personally as well as all other remedial, equitable, declaratory and other legal enforcement and compliance actions available to the Trustees.

If unpaid, Trustees may retain legal counsel and pursue formal complaint and litigation recourse against the party failing to comply, seeking redress and reimbursement in full for any and all costs of collection to be borne by the unit owner, including but not limited to, all related costs of suit, filing fees and reasonable attorney's fees.

The within stated rules and regulations are in addition to and shall be supplemental to but not limited in any manner by any that may be expressly granted, defined or identified within said Declaration of Trust or governing documents as recorded.

**SCHEDULE OF FINES POLICY  
FOR  
MAIN STREET PROFESSIONAL CONDOMINIUMS**

The following is the procedure duly voted and adopted in accordance with the governing authority of the Trustees for all violations of the Rules and Regulations of Main Street Professional Condominiums:

**\*First (1st) offense -**

Verbal or written warning, depending on scope and severity of violation, to be determined within the discretion of the Trustees. All violations subject to fines will be documented with written notice prior to imposition.

**\*Second (2nd) offense -**

A twenty-five (\$25.00) dollar fine will be imposed against the unit owner.

**\*Third (3rd) offense -**

A fifty (\$50.00) dollar fine will be imposed against the unit owner.

**\*Fourth (4th) offense -**

A seventy-five (\$75.00) dollar fine will be imposed against the unit owner.

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The above fines will be imposed upon any single violation of the rules and regulations governing the Main Street Condominiums. All offenses and associated fines are cumulative over a twelve (12) month period from the date of the first offense. For violations that are continual in nature, the above amounts can be imposed on a daily basis.

Please know that each unit owner(s) is responsible for the activities of their tenants, renters, agents, and their own visitors, guests, invitees **as well as being directly responsible for the actions and violations of their tenants and/or customers.**

Failure to abide by Trustee requests for compliance to the rules and regulations, and to cease and desist violative behavior or to comply with requests to restrict or modify behavior, use, operations, practices and/or conduct pursuant to that which is mandated by the Rules and Regulations, federal, state or local regulation, law or related authority may subject the owner(s) to additional legal remedies and costs; not restricted to those that can be imposed for failure to pay for common area fees, maintenance charges or assessments of any kind. Common lien enforcement actions may be exclusively dealt with as per statutory authority pursuant to Massachusetts General Laws Chapter 183A, within Trustee discretion.

## MAIN STREET PROFESSIONAL CONDOMINIUMS

### SIGN POLICY AND CRITERIA

**EVERY OWNER AND TENANT HEREBY ACKNOWLEDGES, ASSENTS AND AGREES TO THE FOLLOWING:**

1. All signage and lettering, whether affixed or freestanding directory, whether interior or exterior, must be in conformance with the policies, rules and regulations as established by the Trustees.
2. No signs will be allowed to be placed anywhere upon the property without prior written consent, approval and authority of the Trustees. All proposals, designs or styles as to any placement, alteration or replacement of existing signs must be submitted in writing with fully accurate "drawn to scale" measurements clearly indicated thereon, to be pre-approved by the Trustees in all cases.
3. No common area sign shall exceed the designated dimensions of 19" by 30"- complete, including frame.
4. All signs shall be placed upon, attached or affixed to the building only by the Trustees or their designated agents or designees.
5. All signs must be in conformity with the established style, design and aesthetic coordinated scheme as determined by the Trustees. All signs shall be of like and similar manner so that none is distinguishable from another as to lettering, style or format. Any variance or alteration in color, accent or hue may not exceed more than 5% in total.
6. If applicable, Owner/Tenant shall obtain all necessary local, state or other governmental and/or community approvals and permits for all signs, and maintain compliance for the same.
7. If determined to be unapproved or in violation of any existing sign criteria, such signs shall be removed and the building shall be immediately restored to its former unaltered and good condition. If the Trustees undertake any restorative or remedial work it deems necessary as a result of the removal of a sign found to be in violation, any costs associated with the same shall be borne by the responsible party and/or unit owner.
8. Each unit shall be allowed one (1) sign in accordance with these rules and regulations.