

All Rules And Regulations Are Effective IMMEDIATELY, Unless Specified Otherwise

These rules and regulations are adopted for the benefit of owners of the Units at Meadow Brook Condominium. they are intended to:

- Preserve a clean, attractive environment
- Assure the peaceful enjoyment of the Condominium
- Protect and enhance the value of all property at the Condominium

They are not designed to unduly interfere, restrict or burden the use of the 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.

Owners' Responsibility

1. Abide by rules and regulations in this document.
2. Comply with all local, state, and federal laws.
3. Provide Trustees with: owner's and/or tenant's:

Name(s)
Telephone
Emergency telephone # (if any)
and notify Trustees of any changes.

4. Give tenants a copy of this document and explain their responsibility to comply with all the rules and regulations.

Owners are responsible for:

1. Their actions and the actions of their tenants and guests, and
2. All fines incurred against their unit, whether incurred by themselves, their tenants or their guests.

Rental Units

1. Unit owners are required to have tenant(s) sign a lease for a period of no less than 6 months before renting the unit out.
2. Owners must furnish a copy of the lease to Trustees BEFORE THE TENANT CAN MOVE IN.
3. No more than 2 children and a total of 5 people allowed to reside in any rental unit.

Condominium Fees

1. Owners, not tenants, are liable for all fees.
2. Condo fees are due on the 1st of the month.
3. Condo fees received by the Trustees after the 9th of the month are subject to a \$25 LATE CHARGE.
4. Legal action will be taken after a \$260.00 balance is accrued. Unit owners are liable for all legal fees incurred in collection of condominium and late fees.
5. \$20.00 fine for check(s) returned for insufficient funds or stop payment.
6. \$25.00 late fee charge for ANY overdue payments to the Association (fines, legal fees, etc.)

Complaints

1. Submit complaints in writing to Trustees. Include the following information:
 - Your name
 - Telephone number
 - Unit number
 - Nature of complaint
 - Date and time of violation
 - Unit number where the violation occurred
2. The source of the complaint will remain confidential except where legal action may be required.
3. At no time should unit owners, tenants, or visitors harass other unit owners, tenants or visitors for violations incurred.

Changes Additions To Exterior Of Buildings

No change/addition affecting the appearance of the exterior of the buildings (such as skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, fans, screens and enclosures) can be made without the prior, written consent of the Trustees.

Structure Integrity Of The Buildings

Nothing shall be done in any unit, or in/on/to the common areas and facilities that will impair the structural integrity of the buildings or which would structurally change the buildings without prior written consent of the Trustees on each occasion.

Proper Maintenance Of Units

Each unit owner must keep his/her unit in good state of preservation and cleanliness. The toilets, sinks and other plumbing fixtures and apparatus shall not be used for any purpose other than for which they were constructed, and no sweepings, rubbish, rags, paper, ashes or other substances shall be thrown therein. Any damage to plumbing systems of the buildings resulting from such misuse shall be paid for by the unit owner who causes it.

Amendment

The Trustees may revise these rules and regulations in any way at any time as conditions warrant provided that a written communication is sent to each owner advising them of the change.

Delegation Of Power

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.

<u>Rule / Regulation</u>	<u>Fine For Each Violation</u>
CLOTHES LINES	\$ 10.00
Do not hang / leave / place clothing, linens or similar materials in or on the common areas and facilities.	
FURNITURE DISPOSAL	\$100.00
Do not dispose of furniture (mattresses, chairs, TV's, etc.) in the dumpster. Make arrangements to dispose of such items privately as the trash disposal company does not haul them. Cost for disposal of items will be added to fine.	
IMPROPER USE OF COMMON AREAS / FACILITIES	\$ 25.00
There shall be no improper use of the common areas / facilities, which injures or scars them or the plantings thereon, increases the maintenance thereof or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium.	
LITTERING, TRASH, GARBAGE	\$ 25.00
No littering, paper, cans, bottles, cigarette butts and other trash must be disposed of in appropriate trash containers. <u>Under no circumstances</u> are such items to be dropped or left on the grounds or other common areas / facilities of the Condominium. Do not store trash outside the units or on the decks or at the front of the unit.	
Residents must collapse empty cardboard boxes, tie them together, and place in the dumpster.	
NOISE	\$ 50.00
Owners, guests, and tenants are expected to reduce noise levels after 11:00 PM, so that neighbors are not disturbed. At no time are musical instruments, radios or televisions to be so loud as to be a nuisance.	
OUTDOOR EQUIPMENT / CHILDREN'S PLAYTHINGS	\$ 25.00
Do not leave equipment, furniture, bicycles, children's wheeled vehicles, toys, and other personal articles / equipment outside the unit except for seasonal use furniture associated with open air patios / decks and the like which are appurtenant to a unit. When used outside, such objects must be maintained and located in such a way that they meet safety and aesthetic standards as established by the Trustees from time to time.	

PARKING

Rule / Regulation Fine For Each Violation

PARKING – BLOCKING A FIRE HYDRANT \$ 50.00

State and city laws mandate that fire hydrants can not be blocked. Violators will be towed without notice at the owner's expenses, and the fine will be incurred.

PARKING – ILLEGAL \$ 25.00

Parking outside the legal spaces, in curbing and lawns is not allowed. Only one (1), car may be parked in each designated space; no parking two cars in one space is allowed; no blocking of a car parked in a legal space. Owners will be fined and charged for any repair to the property. There is **NO PARKING** in front of fire hydrants or in the corner of the lot beside 816A. Refer to the attached Resident Parking Map.

Resident parking – Snow Storms \$ 25.00

During snowstorms, no parking is allowed in the three (3) unassigned resident spaces in front of the 810 units or in the one (1) unassigned resident parking space in front of the 802 unit. These spaces must be empty so the plow can clear the lot properly. Cars parked in these spaces during a storm will be towed at the owner's expense.

Visitor parking

Visitors must park in the designated visitor parking area. If there are no spaces, visitors must park on the street. Violators will be towed at their own expense.

PARKING - TRUCKS, ETC. \$ 50.00

No trucks or similar heavy-duty vehicles, snowmobiles, boats, utility trailers, boat trailers, or camping trailers are allowed on the property without prior written approval of the Trustees. This includes overnight parking / storage of such vehicles and equipment. *Violators will be towed at their own expense.*

TOWING COMPANY

Any resident may tow a car parked illegally in the unit's assigned space. You can call the towing company of your choice or call Stuart's Automotive 115 Congress St., Lowell at 978-459-6629 for 24 hour towing.

Rule / Regulation

Fine for Each Violation

PETS

\$ 50.00

No dogs, cats, or other animals, may be kept in any unit without prior written consent of the Trustees.

Trustees may revoke their consent and request the pet to be removed from the condominium if a pet:

- Created noise
- Is allowed outdoors without being on, a leash
- In any way creates a disturbance or unpleasantness

The pet owner shall immediately comply with such request.

Home Owners / renters are responsible to clean up after their animals.

Each owner shall hold the Trustees and each of the other unit owners harmless against loss, liability, damage or expense for any actions of his pet(s) within the Condominium.

SIGNS

\$ 25.00

Unit owners may not display "For Sale" or "For Rent" signs in windows of their units. Unit owners may not place window displays or advertising in windows of their units.

SNOW REMOVAL

\$ 25.00

All residents and visitors, **MUST** move their cars when the snow plow comes so the lot can be cleaned properly. If vehicles are not moved from the spots when the plow comes, the owner / renter is responsible for the clean up of the snow.

SPEED LIMIT

\$ 25.00

The property speed limit is 5 m.p.h. Speeding or reckless operation of a vehicle on Condominium property is prohibited

VEHICLES – ILLEGAL

\$ 25.00

Only legally registered, inspected, and insured vehicles are permitted on the property. Inoperable vehicles or vehicles without valid inspection stickers or with expired inspection stickers are not allowed anywhere on condominium property.

VEHICLES -LEAKING

\$ 50.00

Any vehicles leaking fluids of any kind should be moved to the visitors parking area (with cardboard placed under the car to protect the pavement and should be fixed. If it continues to leak the owner will be fined for each incident.

VEHICLES - NOISE

\$ 25.00

No un-muffled or inadequately muffled vehicles can be operated within the Condominium property.

VEHICLES – REPAIRS

\$ 50.00

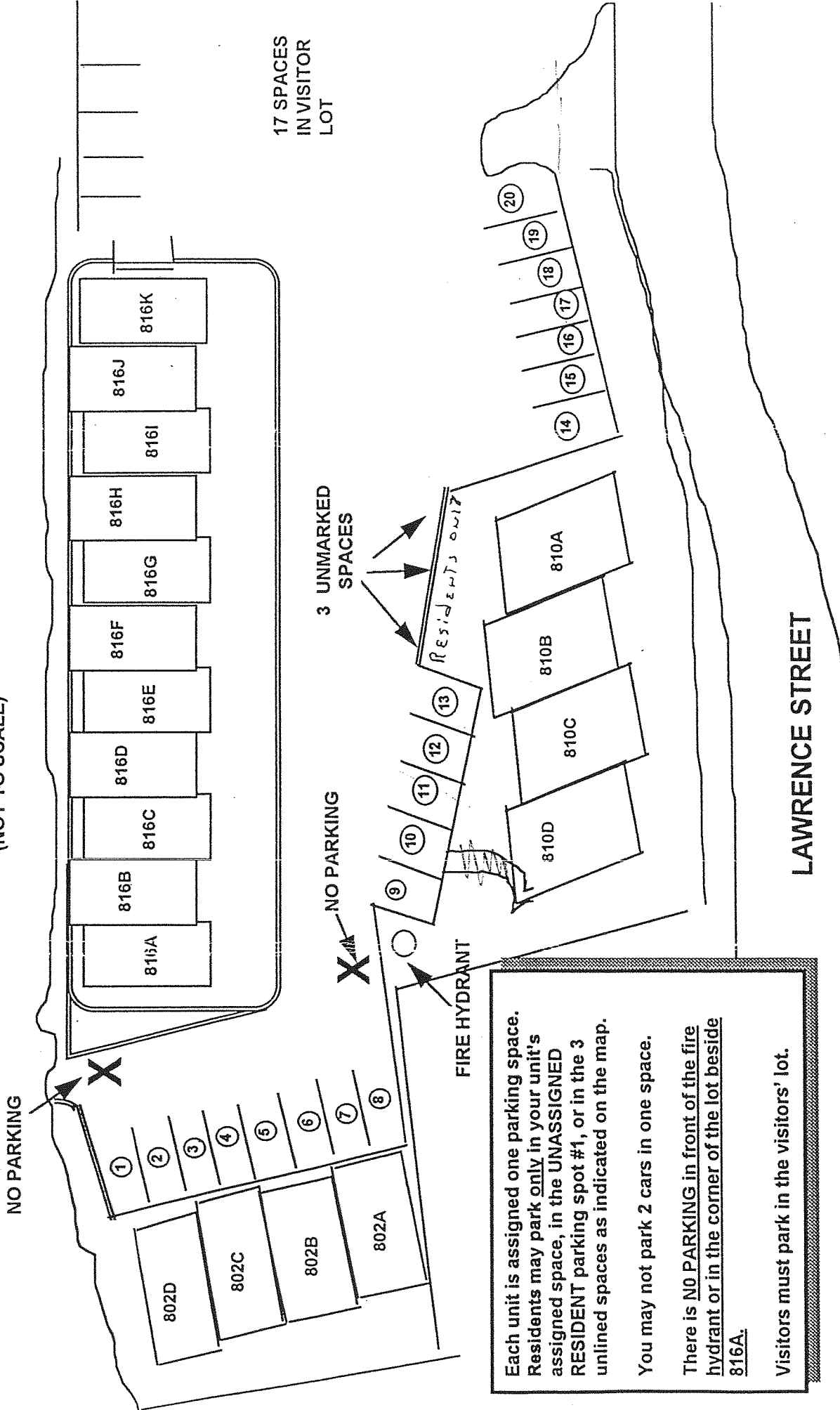
Repairs or maintenance of any kind and washing of cars are not allowed anywhere on Condominium property.

Meadow Brook Condominium Assigned Parking Spaces

1. Open Space
2. 802D
3. 802C
4. 802B
5. 816B
6. 816A
7. 802A
8. 810D
9. 816B
10. 816D
11. 816B
12. 810C
13. 816E
14. 810A
15. 816G
16. 816H
17. 816F
18. 816I
19. 816J
20. 816K

MEADOW BROOK CONDOMINIUM RESIDENT PARKING

(NOT TO SCALE)



Each unit is assigned one parking space. Residents may park only in your unit's assigned space, in the UNASSIGNED RESIDENT parking spot #1, or in the 3 unlined spaces as indicated on the map.

You may not park 2 cars in one space.

There is NO PARKING in front of the fire hydrant or in the corner of the lot beside 816A.

Visitors must park in the visitors' lot.

Your unit # _____ is assigned parking space # _____

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ASSIGNED PARKING SPACES

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14. 810A

15. 816G

16. 816H

17. 816F

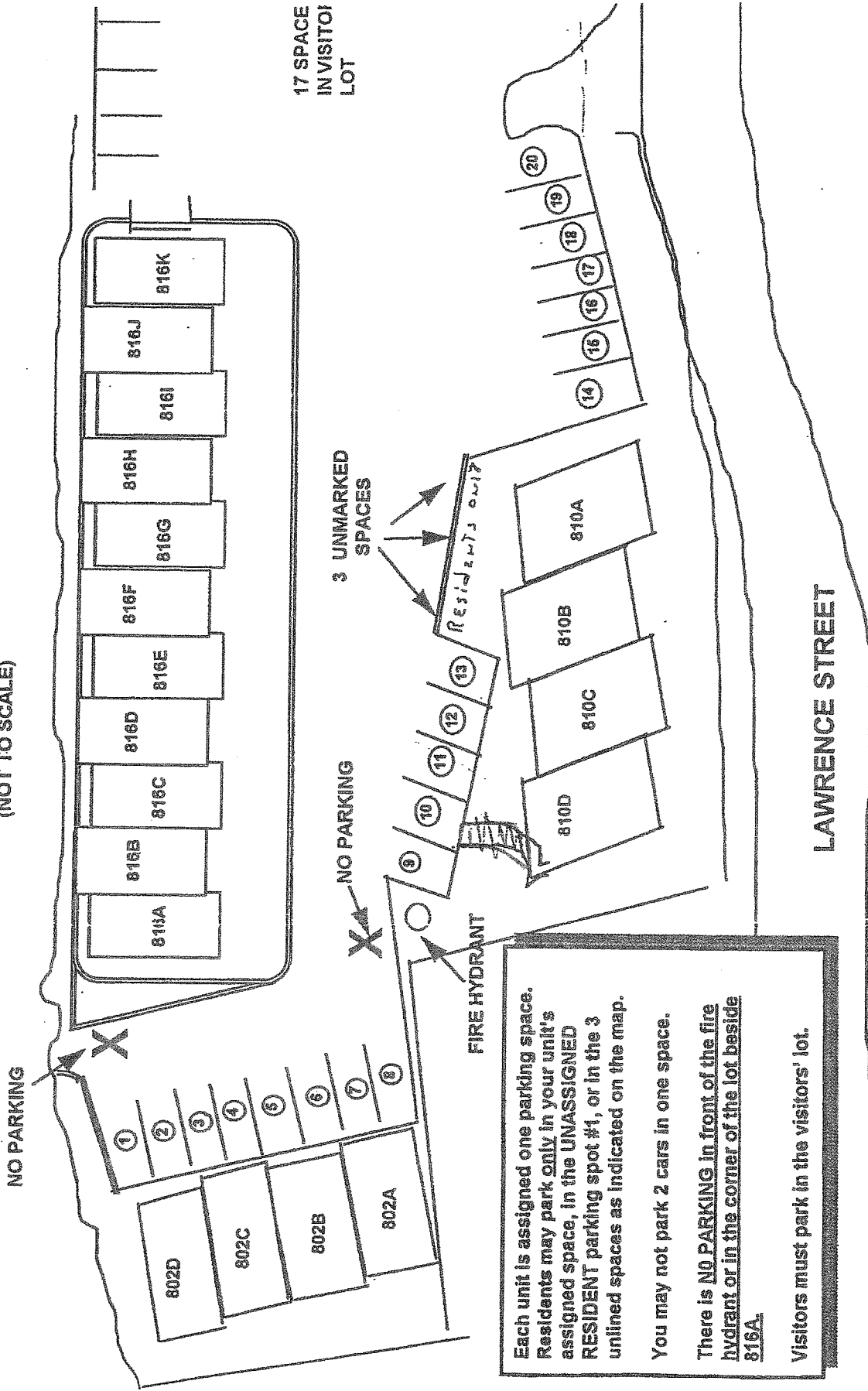
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