

SCHEDULE A
STURBRIDGE ARMS CONDOMINIUM TRUST

RULES AND REGULATIONS

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

3. Nothing shall be done or kept in the Common Elements which will increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use, without the prior written consent of the 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 wall or doors of the Condominium, and no sign, awnings, 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 at any window, without the prior consent of the 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 wilfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owners shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit anything 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 Building or which would structurally change the Building without the prior written consent of the 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 be kept free and clear of all rubbish, debris, and other unsightly materials.

9. Except in areas designated by the Trustees, there shall be no parking of motor vehicles, playings, lounging or parking of baby carriages or playpens, bicycles, wagons, toys, benches or chairs, on any part of the Common elements, except that 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 advertisements shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Sellers, or their 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. Nothings shall be altered or construed in or removed from the Common Elements except upon the written consent of the 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 Trustees.

13. The agents of the Trustees or any managing agent, and any contractor or workman authorized by the Trustees or any managing agent, may enter any room or Unit in the Buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

14. Nothings shall be hung from the windows or placed upon the window sills. The foregoings 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 Trustees may direct.

15. No washing or repairing of automobiles shall take place within the Condominium; nor shall the parking areas be used for any purpose other than to park motor vehicles and bicycles, excluding, specifically, trucks 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. No Unit Owner shall park more than (2) motor vehicles within the Condominium, without the prior written consent of the Trustees.

16. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family, or by his agent, servant, employee, licensee, lessee or visitor, to an employee of the Trustees, whether for such Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

17. The Trustees, or their designated agent, may retain a pass key to each Unit.

18. 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, the Seller, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

19. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.

20. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees.

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

SCHEDULE B
STURBRIDGE ARMS CONDOMINIUM TRUST

RESTRICTIONS ON USE OF THE BUILDINGS AND UNITS

This Schedule B is incorporated into the By-Laws.

1. No Unit of the Condominium shall be used for any purpose other than housing.
2. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit in accordance with the provisions of the Trust.
3. Nothing shall be done or kept in any Unit which will 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 his Unit, 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. Customary house pets may be kept in any Unit, provided that such pets do not create a nuisance and that all dogs must be on a leash in the Common Elements. Breeding of pets shall not be permitted.
5. No offensive activity shall be carried on in any Unit, nor shall anything be done therein, either wilfully 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 himself, his family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
6. Nothing shall be done in any Unit which will impair the structural integrity of the Buildings or which would structurally change the Buildings without the prior written consent of the Trustees. Any construction, alteration or remodeling work which affects the structure of the Buildings and which is not otherwise prohibited by the Master Deed shall be undertaken by any Unit Owner (except only emergency repairs) only after written application to the Trustees (specifying the nature and scope of the work in detail) and the written approval of the Trustees.
7. Each Unit Owner shall keep his Unit in good state of

preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors and windows thereof, any dirt or other substance.

8. All radio, television or other electrical equipment of any kind or nature, installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.

9. The agents of the Trustees or any managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the Buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

10. No Unit Owner or occupant or any of his agents, servants, employees, licensees, lessees, or visitors shall at any time bring into or keep in his Unit, any flammable substance, except such lightings and cleaning fluids as are customary for residential use.

11. The Trustees, or their designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a Unit without the written consent of the Trustees. In case such consent is given, the Unit Owner shall provide the Board of Trustees, or its agent, with an additional key pursuant to its right of access to the Unit.

12. The use of the Units by Unit Owners, or any occupant or any member of his family, or his agent, servant, employee, licensee, lessee or visitor, 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, the Seller, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

13. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees, lessees or visitors.

14. A Unit Owner may lease or rent his Unit for use and occupancy by others without procuring the consent of other Unit Owners or of the Condominium Trustees. No Unit may be leased or rented for a period of less than thirty (30) days. All leases or rental agreements for Units shall be in writing and be specifically subject to the requirements of the Master

Deed, Declaration of Trust and Rules and Resolutions as promulgated and amended from time to time. Any tenant or lessee shall be bound by the provisions of the Master Deed and of the Trust and all schedules and exhibits thereto and all rules and regulations promulgated from time to time.

15. The Trustees shall maintain the Common Elements and all areas outside the boundaries of the Units which are granted exclusively to a Unit Owner.

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