

Rules and Regulations
Silva Estates Condominium

These Rules and Regulations are adopted for the benefit of the owners of Units at Silva Estates Condominium (the "Condominium"). They are also intended to 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.

1. ADDITIONS TO EXTERIOR OF THE BUILDING.

Changes affecting the appearance of the exterior of any building, such as skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, fans, screens and enclosures, or other changes shall be made only with the consent of the Trustees of Condominium Trust (the "Trustees").

2. NOISE.

Owners, guests, and lessees will be expected to reduce noise levels after 11:00 p.m. and maintain reasonable noise levels at all other times so that neighbors are not disturbed. At no time are musical instruments, radios, or televisions to be so loud as to become a nuisance.

3. OUTDOOR EQUIPMENT AND CHILDREN'S PLAYTHINGS.

Lawn furniture, bicycles, children's playthings and other personal articles and equipment shall not be left outside of the unit, except for appropriate seasonal use furniture, which, when used outside, shall be maintained and located in such fashion as to meet safety and aesthetic standards as established by the Trustees from time to time.

4. CLOTHES LINES.

No clothing, linens 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 the landscaping of the Common Areas and facilities shall be done only by the Trustees or in such cases as permission of the Trustees has been obtained in writing.

6. IMPROPER USE OF THE COMMON AREAS AND FACILITIES.

There shall be no use under the Common Areas and facilities, which injures or scars them or the plantings thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in enjoyment of the Condominium.

MASTER DEED : BOOK 15731-82



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7. HOUSEHOLD PETS.

All pets in the Condominium must comply with all provisions of the Master Deed of the Condominium. One dog under 85 lbs. and two indoor cats per household are allowed. Dogs classified by the United States Insurance Institute as dangerous (American Staffordshire Terrier, Boxer, Pit Bull Terrier, Chow Chow, Doberman Pinscher, German Shepherd, Great Dane, Rotweiler, Siberian Husky, Japanese Tosa, Argentine Dogo, Mastif, Filas Brailerio, Malamutes, Akitas, Wolf-hybrids) or any other breed deemed dangerous are strictly prohibited and will be subject to immediate and permanent removal from the Condominium.

As of February 24, 2010, only unit owners are allowed to have a dog. Renters cannot have a dog on Silva Estates property. Any renter at the time of this vote who has a dog currently living on the property is grandfathered, but once the dog is deceased, or is no longer living at Silva Estates, it may not be replaced with another dog for the duration of the tenant's residency

It is the pet owners' responsibility to immediately pick-up after his/her pet. Failure to do so will result in a fine if viewed by a resident of Silva Estates and reported to a trustee or Granite Rock Management.

If any pet creates noise, is on the property not on a leash, or in any other way creates a disturbance or unpleasantness, the Board will be forced to remove that pet from the Condominium. No pet shall be tied or leashed anywhere on the Silva Estates Condominium property. Each owner shall hold the Board harmless against loss or liability for any actions of his pet within the Silva Estates Condominium.

8. DRIVEWAY AND PARKING.

Each unit is assigned 2 parking spaces for their exclusive use directly in front of each unit. The guest parking area is for the exclusive use of the guests of the condominium and shall not be used for parking by the unit owners. Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of the other Owners and their tenants to appropriate use of the parking spaces.

Due to the necessity of a fire lane, parking directly on either side of building #1011 is strictly prohibited.

Repairing or servicing of vehicles within the parking areas is prohibited.

No commercial trucks, stickered, logoed or similar heavy duty vehicles, snowmobiles, boats, utility trailers, boat trailers and camping trailers will be allowed within the open areas of the condominium. This prohibition includes the overnight storage of such vehicles and equipment.

9. SIGNS.

Unit owners may not display "For Sale" or "For Rent" signs or any other signs, images, flags or decorations in the windows of their units or on any exterior elements of their unit or on any common areas.

10. ABUSE OF MECHANICAL SYSTEMS.

The Trustees may charge to a Unit Owner any damage to the mechanical, electrical or other building service system of the Condominium caused by such Unit Owner by misuse of those systems.

11. STRUCTURAL INTEGRITY OF THE BUILDINGS.

Nothing shall be done in any Unit or in any Common Areas and Facilities that will impair the structural integrity of the building, nor shall anything be done in or on said areas that would structurally change any building, without the prior written permission on each occasion by the Trustees.

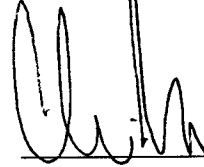
12. PAYMENT OF CONDOMINIUM FEES.

Monthly condominium fees are due on the first of each month. A \$25.00 late fee will be assessed for any fee received after the third day of the month. An additional late fee of \$25.00 will be assessed after the payment is 30 days late. Payments will be applied to any outstanding fees before being credited to current fees.

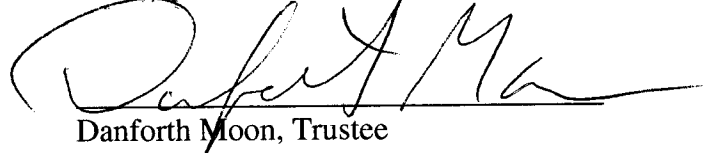
Until notified otherwise, Condominium fees shall be sent to:

Silva Estates Condominium
C/O REMAX Prestige
1 Bridgeview Circle Tyngsboro, MA. 01879

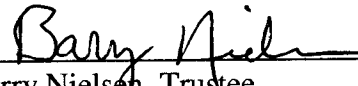
IN WITNESS WHEREOF, the Board of Trustees have set their respective hands and seals this 13th day of July, 2010.



Christopher Moncada, Trustee



Danforth Moon, Trustee

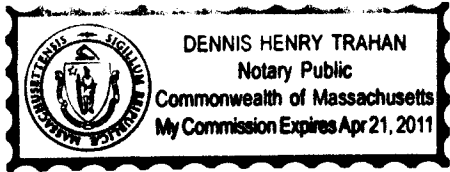


Barry Nielsen, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 13th day of JULY, 2010, before me, the undersigned notary public, personally appeared CHRISTOPHER MOWBRAY, Trustee, proved to me through satisfactory evidence of identification, which was MASS. DRIVERS LICENSE to be the person whose name is signed on the preceding/attached document, and acknowledged to me that he signed it voluntary for its stated purpose.

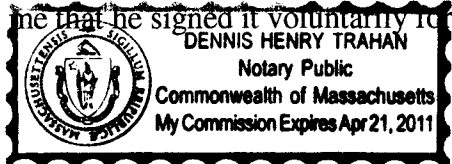


Dennis Henry Trahan
Notary Public:
My Commission Expires April 21, 2011

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 13th day of JULY, 2010, before me, the undersigned notary public, personally appeared DANIELA MOON, Trustee, proved to me through satisfactory evidence of identification, which was MASS. DRIVERS LICENSE to be the person whose name is signed on the preceding/attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

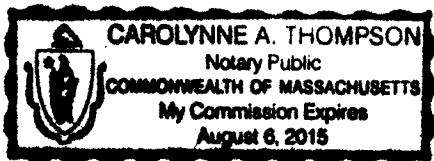


Dennis Henry Trahan
Notary Public:
My Commission Expires April 21, 2011

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 13th day of July, 2010, before me, the undersigned notary public, personally appeared Barry Nielsen, Trustee, proved to me through satisfactory evidence of identification, which was MASS DRIVERS License to be the person whose name is signed on the preceding/attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Carolynne A. Thompson
Notary Public:
My Commission Expires August 6, 2015