

RULES AND REGULATIONS

FORTY SIX ASHFORD CONDOMINIUM (A 55 and Older Planned Residential Community)

These Rules and Regulations are adopted for the benefit of owners of Units at Forty Six Ashford 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 with, restrict, or burden the use of 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. **GENERAL.;** Nothing shall be done or kept in any Unit, Limited Common Area or Common Area which will increase the rate of insurance of the Condominium. No unit owner shall permit anything to be done, or kept which will result in the cancellation of insurance on the Condominium, or which would be in violation of any law. No waste shall be committed in the Limited Common Areas or Common Areas. No use shall be made of the Common Elements other than the uses permitted in the Master Deed, the Trust or by the Trustees.

2. **ADDITIONS TO EXTERIOR OF THE BUILDING.;** Changes or fixtures affecting the appearance of the exterior of any building, such as, without limitation, skylights, chimneys, decorations, awnings, signs, flags, sun shades, air conditioning equipment, antennas, fans, screens and enclosures, statues, urns, animal facsimiles, fences, landscaping, vegetable or flower gardens, or the like shall be made or displayed only with the written consent of the Trustees of the Condominium Trust (the "Trustees").

No part of the common areas and facilities of the Condominium shall be decorated or furnished by a Unit Owner or Tenant in any manner, nor shall the exterior surface of any entrance door to a Unit or a window be painted or otherwise decorated in any manner, except with the prior written approval of the Trustees and in accordance with the provisions of the condominium documents.

3. **NOISE.;** Owners, guests and lessees will be expected to reduce noise levels after 10:00 p.m. so that neighbors are not disturbed. At no time are musical instruments, radios or television to be so loud as to become a nuisance.

4. **OUTDOOR EQUIPMENT AND CHILDREN'S PLAYTHINGS.;** Lawn furniture, bicycles, children's wheeled vehicles and toys, recreational/athletic equipment of any type, sporting goods and other personal articles and equipment shall not be left or stored outside the Unit.

5. **OUTDOOR GRILL.;** The use of outdoor cooking grills within five (5) feet of a unit is prohibited. Storage of any type of grill outside of the unit is prohibited. When in use

outside, cooking grills shall be maintained and used in such a fashion as to meet the safety and aesthetic standards established by the Trustees, from time to time.

6. CLOTHES LINES.; No clothing, linens or similar materials shall be hung or otherwise left or placed in or on the Common Areas, Limited Common Areas, and Facilities. No such articles shall be placed in a Unit or Limited Common Areas so as to be exposed to public view.

7. STORAGE.; Except for storage in the storage areas deeded as appurtenant to a unit, or in other areas as may be designated by the Trustees, there shall be no storing or parking of the baby carriages, playpens, bicycles, wagons, toys, vehicles, trailers, tools, benches, chairs, or other items in any part of the common areas and facilities.

8. FLAMMABLES STORAGE.; No Unit Owner or occupant or any of his agents, lessees, or visitors shall at any time bring into or keep in his or her Unit or the common areas any flammable, combustible or explosive fluid, material, chemical, or substance, except that such lighting and cleaning fluids as are customary for residential use may be kept in units.

9. IMPROVEMENTS TO COMMON AREAS AND FACILITIES.; Improvements to and landscaping of the Common Areas and Facilities shall be done only by the Trustees, or in such cases as written permission of the Trustees has been obtained. In the event Unit owners are permitted to add plants to the foundation areas of their units by the express written authorization of the Trustees, the maintenance of the added plantings shall be the responsibility of the unit owner.

10. IMPROPER USE OF COMMON AREAS AND FACILITIES.; There shall be no use of the Limited Common Areas or Common Areas and Facilities which injures or scars them or the plantings thereon, increases the maintenance thereof, or causes embarrassment, disturbance of annoyance to the owners in the enjoyment of the Condominium. There shall be no obstruction of the common areas and facilities without the proper consent of the Board of Trustees except as expressly permitted in the Master Deed, in the Declaration of Trust or in these Rules and Regulations.

Frisbee throwing and ball playing are not allowed on the property.

No unauthorized person, including Unit Owners, shall be permitted on the roof of the condominium buildings.

There shall be no organized sports activities, or picnicking or fires. Under no circumstances may a fire of any kind (excluding barbecue grills) be lighted or maintained and under no circumstances may a person do or permit anything within the Condominium which would be in violation of any regulation of the local Fire Department or fire law, ordinance, rule or regulation pertaining to the same, which now exists or is hereafter promulgated by any public authority.

NO DOGS
All
Amendment
BK 12878
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11. HOUSEHOLD PETS. Pets in Forty Six Ashford Condominium are limited to cats, birds, tropical fish, goldfish, and hamsters and/or gerbils (if properly caged), and other common domestic pets, including dogs weighing under twenty pounds. Dogs weighing over twenty pounds are not allowed. No more than two (2) cats or two (2) dogs, or one (1) cat and one (1) dog, shall be kept in any unit. Under no circumstances are reptiles or "exotic" animals to be kept in any unit. Upon petition by any unit owner, the Board shall have the right to approve or disapprove the keeping of any pet other than those species types listed herein. Only unit owners may petition the Trustees for variance of this restriction. There shall be no breeding of any animals in any unit. Provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon three (3) days written notice from the Board. No pets shall be permitted to run loose. Unit Owners shall be responsible for picking up and disposing of their pet's waste and for any damage caused by their pets to the Common Areas. No cages or "runs" shall be constructed on the Common Areas.

No pet shall be tied to or kept in any Common Area or Limited Common Area at any time.

The repair of any damage caused by a pet, including but not limited to staining of grass and shrubs, shall be the responsibility of the Owner of the Unit in which the pet lives. The Board of Trustees is authorized, in their sole discretion, to repair to their satisfaction any such damage not repaired by the responsible Unit Owner, and the owner of the unit in which the pet lives shall be assessed the cost of such repair.

Any repeated disturbance caused by a pet shall be cause for the pet's removal from the premises, by vote of the Trustees recorded in the minutes.

Each owner shall hold the Trustees and each of the other Unit Owners and their respective agents and employees harmless against loss, liability, damage or expense for any actions of his or her pet(s) within the Condominium.

12. DRIVEWAYS AND PARKING AREAS.; Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of others to the appropriate use of rights of way. No type of vehicle maintenance is permitted within the confines of the Condominium.

13. VEHICLES.; No recreational vehicles (campers, boats, motor homes, etc.) or commercial vehicles will be allowed to park overnight in the Common Area of the Condominium.

All vehicles within the confines of the Condominium must be in operable conditions and have current license plates and inspection sticker (if required). Any vehicle not in conformance with the above may be moved or removed by the Association, without notice and at the expense of the owner.

Under no circumstances are vehicles permitted on other than designated paved area of the condominium. At no time shall any walkway be blocked by a parked vehicle. No vehicle shall be parked so as to block access to any roadway or right of way. Violation may result in a per occurrence fine imposed by the Trustees.

14. SNOW REMOVAL.; During snow removal times, residents shall cooperate with the snow-removal contractor. The Trustees are authorized to impose a per occurrence fine for failure to do so.

15. SIGNS.; Unit owners may not display "For Sale" or "For Rent" signs in windows of or otherwise on the exterior of their Units nor may the Owners of Units place window displays or advertising in windows of such Units.

16. 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.

17. CAMPER, TRAILER, BOAT, ETC., STORAGE.; No trucks or similar heavy duty vehicles, snowmobiles, motorcycles, boats, utility trailers, boat trailers and camping trailers will be allowed within common or limited common areas of the Condominium unless appropriate, temporary or permanent storage arrangements have been approved in writing by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment. When such permission is granted, the vehicle shall not be used as living quarters.

18. OFFENSIVE ACTIVITIES.; No owner may use or maintain his or her Unit or the Common Areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

No Unit Owner shall engage in or permit offensive activities or any noises by himself, his family, agents, visitors, lessees, nor do himself or permit anything to be done by such persons either willfully or negligently that:

- a. may be or become an annoyance or nuisance to the other Unit Owners or occupants;
- b. will interfere with the rights, comforts, or conveniences of other Unit owners or occupants;
- c. may or does cause damage to any other Unit or to the common areas and facilities; or
- d. results in the removal of any article or thing of value from any other Unit Owner's unit or from the common areas and facilities of the Condominium.

Any Unit Owner making or permitting such nuisance, interference, damage, or removal shall be responsible for the elimination of such damage or replacement of the item removed. The Trustee may assess to such Unit Owner these costs.

19. **MOVING.;** Moving Companies or other furniture movers, including Unit Owner and/or Unit occupants shall neither move into Units or out of Units before 7:00 a.m. or after 9:00 p.m.
20. **LITTERING.;** There will be no littering. Paper, cans, bottles, cigarette butts, and other trash is to be deposited only in trash containers and under no circumstances are such items to be dropped or left on the Common Areas.
21. **TRASH DISPOSAL.;** All garbage, trash, cans and bottles must be bagged or wrapped. Trash is to be stored in plastic bags or non-metallic containers designed for such use. No trash shall be placed in common areas except for contained trash on days of trash pickup only. It shall be the Unit Owner's or occupant's responsibility to dispose of any trash articles too large to be disposed of by normal residential trash pickup.
22. **STRUCTURAL INTEGRITY OF THE BUILDINGS.;** Nothing shall be done in any Common Areas or Facilities which will impair the structural integrity or fire rating of any building or building component, nor shall anything be done in or on said areas which would structurally change any building, without the prior written permission on each occasion by the Trustees.
23. **DAMAGE.;** Any damage to any Building, Common Area or Limited Common Area caused by a Unit Owner or occupant, his family, guests, agents, servants, employees, licensees or tenants shall be the responsibility of the Unit Owner.
24. **SAFETY.;** Each Unit Owner assumes responsibility for his own safety and that of his family, guests and lessees.
25. **PLUMBING.;** Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness. Plumbing fixtures and apparatus shall not be used for any purpose other than for which they were constructed. Any damage to the plumbing system of any building resulting from such misuse shall be paid for by the Unit Owner.
26. **KEYS AND LOCKS.;** Unit owners may install their own locks, and if they do so, the Unit Owner shall provide the Trustees with an additional key pursuant to the Trustees right of access to the unit. In the event the Trustees must make a forced entry because of failure by the unit owner to provide the key, the unit owner shall be responsible for any damages caused by the entry.
27. **GUEST.;** Owners will be held responsible for the actions of their guests. If occupancy by guests creates a nuisance to other Owners, the Trustees shall have the right to request that the guests leave. Responsibility for such supervision shall rest with any Owner who is the host of such guests.

28. **COMPLAINTS.;** - Complaints of violations of these Rules and Regulations should be made to the Trustees in writing. If the Trustees feel that the complaint is justified, they will take whatever action they deem necessary. The complainant will be notified in writing by the Trustees as to what action has been taken. Each Owner has the right to protect his interest in the event the Trustees choose not to take action on a complaint. The Trustees are not required to take any action upon receipt of a complaint.

29. **VENDING, PEDDLING OR SOLICITATION.;** No person, including any Unit Owner, shall enter, or go through the Condominium for the purpose of canvassing the residents, or for the purpose of vending, peddling or soliciting orders for any merchandise, book, periodical, or circular of any kind or nature whatsoever; or for the purpose of soliciting donations or contributions for or distributing any handbill, pamphlet, circular, tract, book notice or advertising matter; provided, however, that such canvassing, vending, peddling, soliciting or distribution may be made with the written consent of the Trustees. Notwithstanding the foregoing, nothing herein shall be construed as to limit Declarant, or its successors and/or assigns from engaging in such activities in connection with its sales, marketing and/or leasing activities.

30. **AMENDMENT.;** These Rules and Regulations may be revised in any way at any time by the Trustees as conditions warrant, provided that a written communication is sent to each Owner advising her or him of the change.

31. **DELEGATION OF POWERS.;** 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.

32. **ENFORCEMENT.;** The Trustees are authorized, in their sole discretion, to impose monetary fines or penalties for violation of these Rules and Regulations. Further, the Trustees have the right to relax or withhold enforcement of any rule or regulation for any or all residents, or which, under the circumstances, would be unfair or impractical to enforce.

RIGHT TO A HEARING.; Any resident, owner, guest or occupant aggrieved by any fine or penalty imposed by the Board of Trustees will be granted a hearing, provided that said resident requests a hearing in writing within ten (10) days of the grievance. Said hearing shall be held within twenty-one days of receipt of the written request for hearing, and shall be conducted in a closed session. The party aggrieved, the Unit Owner and/or his/her representative, and the complainant are required to attend the hearing.

FORTY SIX ASHFORD STREET CONDOMINIUM COMMUNITY ROOM RESERVATION POLICY

1. The community room may be reserved for Unit Owner hosted social occasions only and may not be used for business or any other purposes.
2. The Unit Owner host must be in good standing with all fees and charges current.
3. Reservations shall be made through the management company for confirmation by the Board of Trustees on a first come first served basis.
4. The Board of Trustees, Forty Six Ashford Street Condominium, and the management company are not responsible for scheduling conflicts.
5. The Board of Trustees, Forty Six Ashford Street Condominium, and the management company are not responsible for the cancellation of your event due to the building being unusable for any reason.
6. A Unit Owner reserving the community room shall have the exclusive use of that area for the entire day from 10:00 AM to 10:00 PM. The Unit Owner may set up for their event anytime during the day; however, anything left in the community room unattended will be at the Unit Owner's own risk.
7. The Unit Owner must bag and properly disposed of all trash in the trash room at the end of the event.
8. The community room must be left neat, clean, and its original condition at the conclusion of the event. The Unit Owner is responsible for the immediate clean-up of the room.
9. No alcohol, beer, or wine may be consumed, served or brought into the community room.
10. No illegal substances may be consumed or brought into the community room or on to the common property of the Condominium at any time.
11. Smoking in the community room and on the common property is prohibited at all times.
12. The Unit Owner host is responsible to make sure that all guests park in the appropriate parking spaces and locations.
13. No pets are allowed in the community room at any time.

14. The Unit Owner accepts full responsibility for the cost of the repair of any damage to the community room or the condominium common property, and the replacement of any items in the community room or condominium common property damaged or missing at the end of their event.
15. The Board of Trustees, Forty Six Ashford Street Condominium and the management company are not responsible for any personal items lost or stolen during the function.
16. The Board of Trustees, Forty Six Ashford Street Condominium and the management company are not responsible for any accident or injury to any person or persons attending the function.
17. All provisions of the Master Deed, Declaration of Trust, By-laws, and Condominium Rules and Regulations apply to all persons using this facility at all times.

This agreement executed this _____ day of _____ 20_____

Requested function date is _____

Purpose of the Function is _____

Forty Six Ashford Street Condominium

Unit Owner (s)

Trustee

Signature

Signature

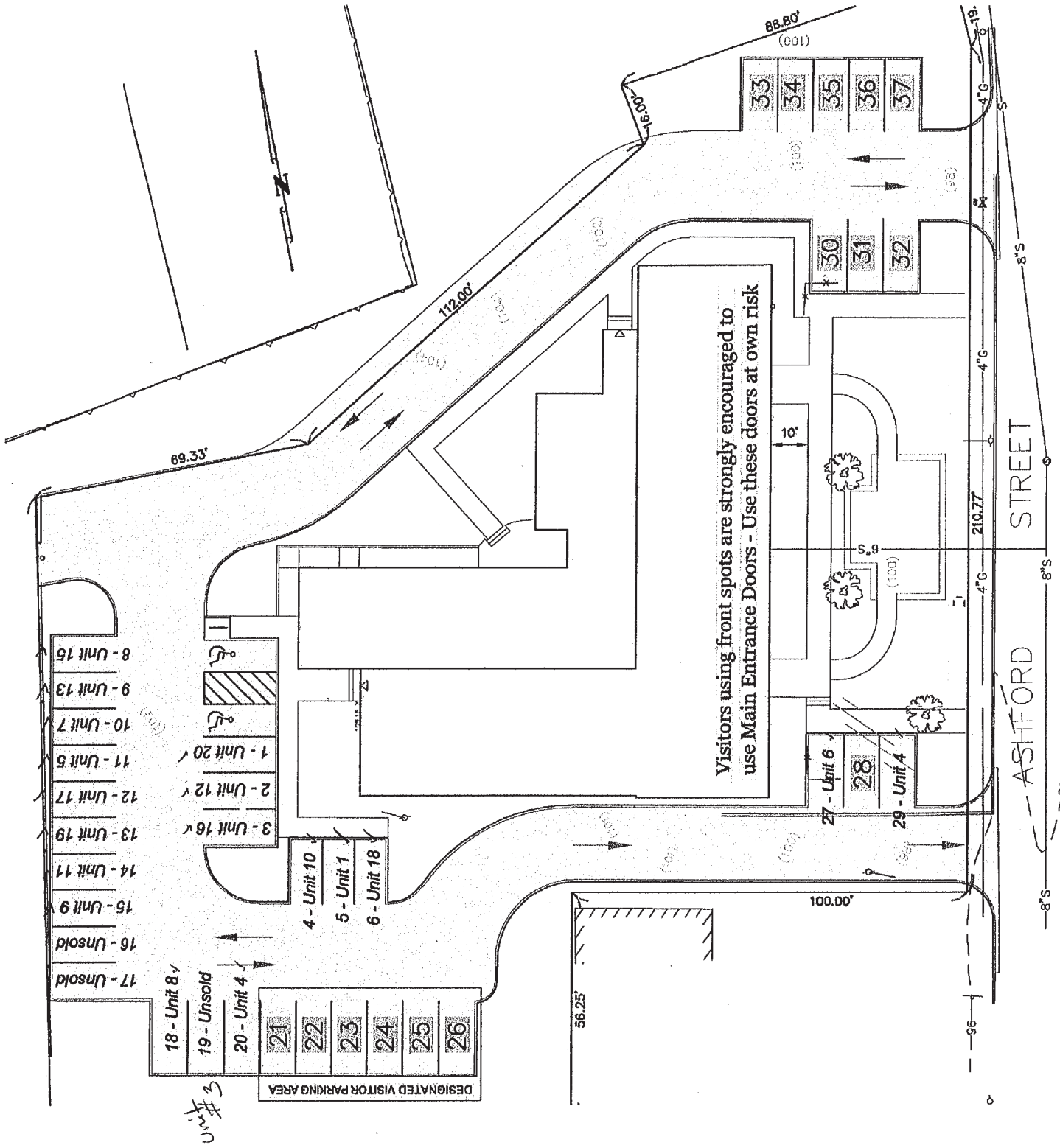
Address/Unit

Return completed form to Royal Management Company, P.O. Box /850, Methuen, MA 01844 for Board of Trustee approval.

TRASH DISPOSAL POLICY

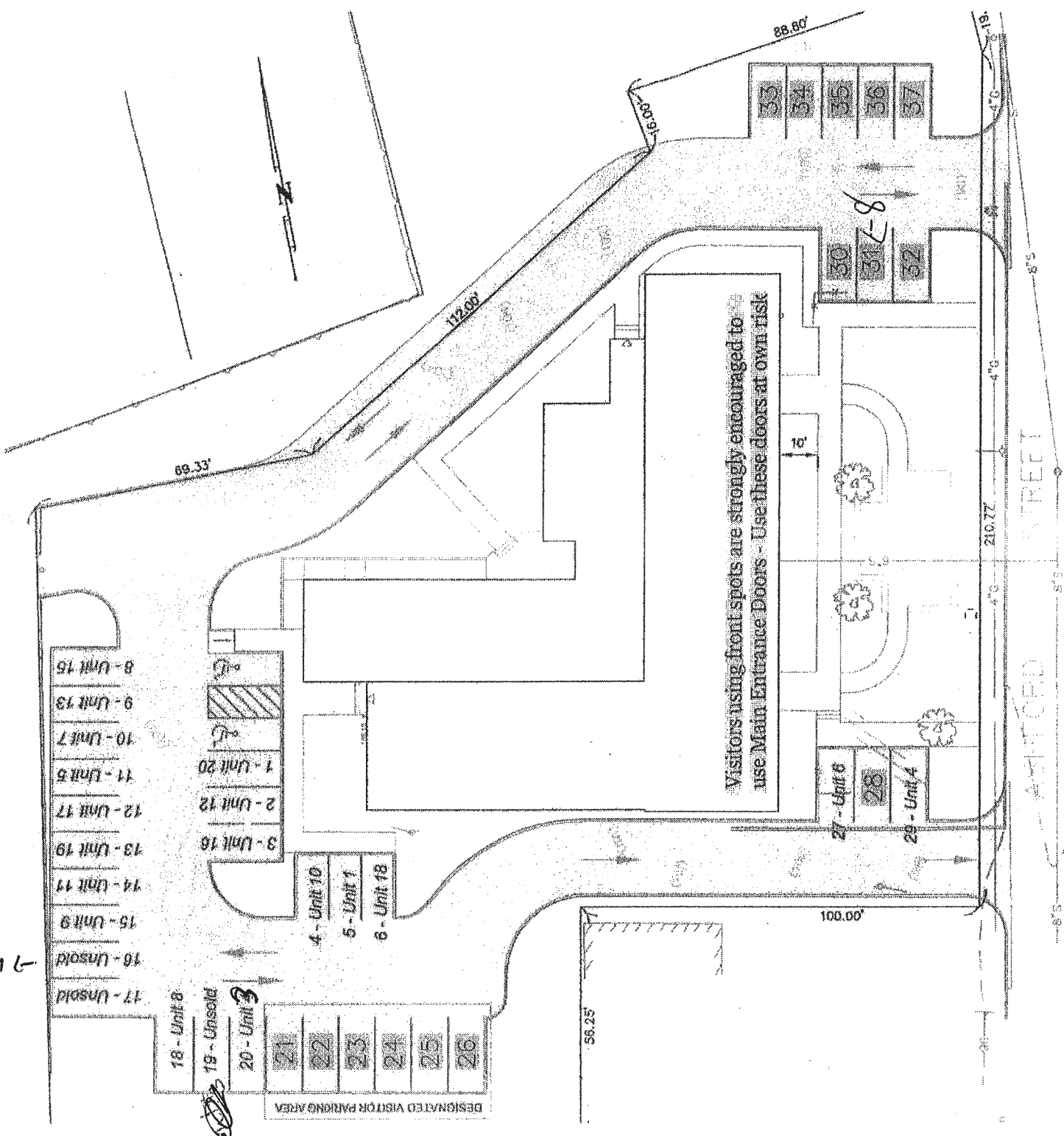
- 1. All trash must be placed in securely tied trash bags and placed in a barrel.**
- 2. Do not use light weight supermarket bags to dispose of your trash.**
- 3. Make sure you securely cover the barrel.**
- 4. Do not overfill a barrel so the cover does not securely close.**

Thank you for your cooperation.



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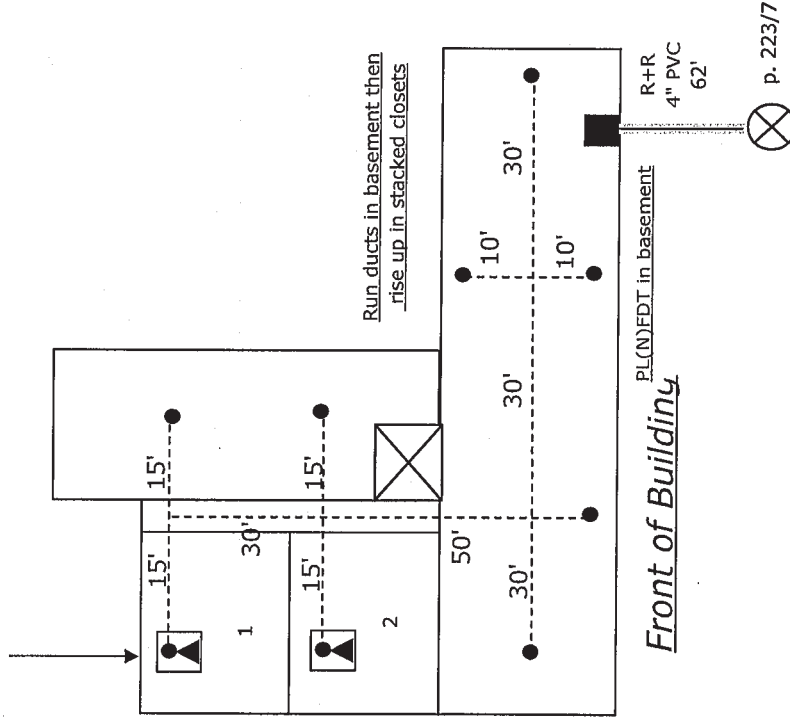
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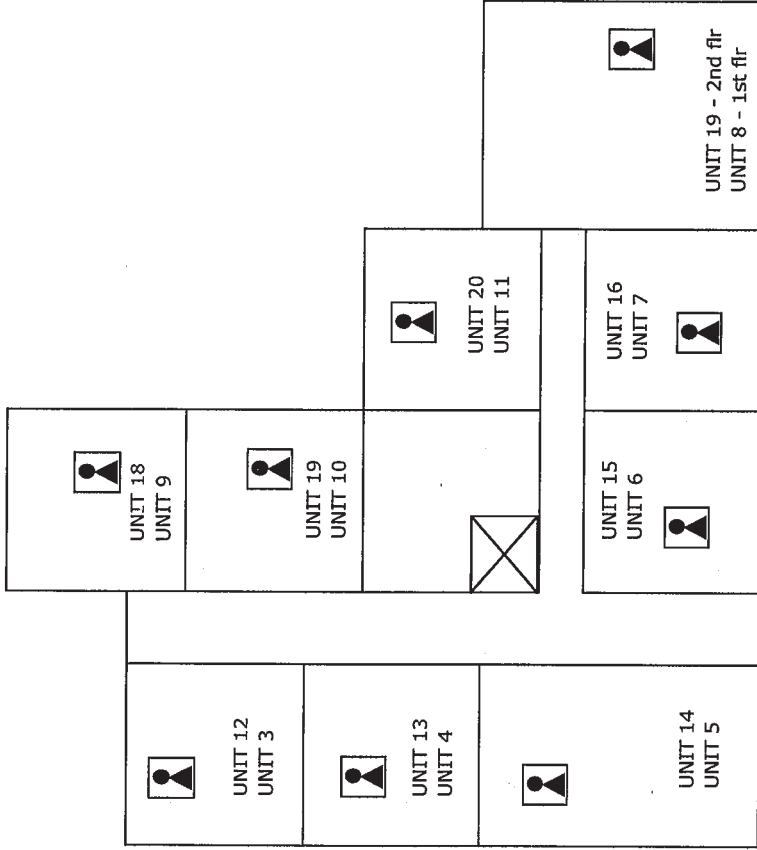
Ashford

Overview

Run ducts in basement then in hard ceiling in unit to bedroom closet and rise up in stacked closets

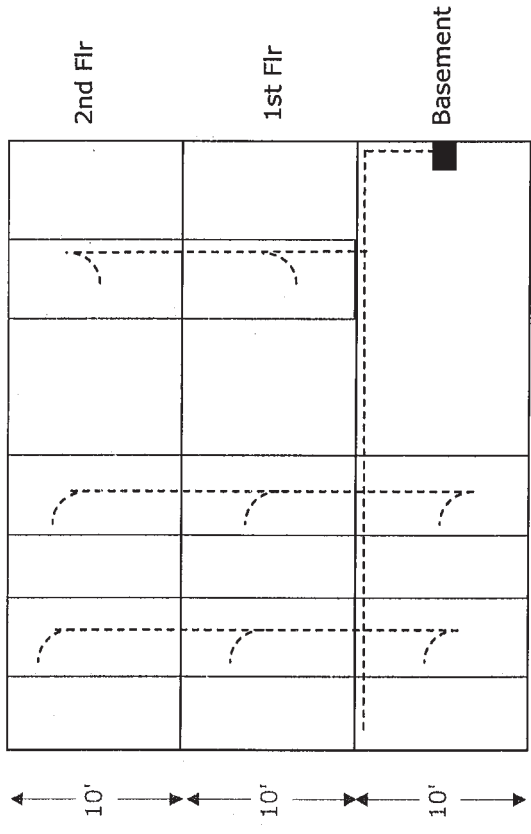


Ashford St

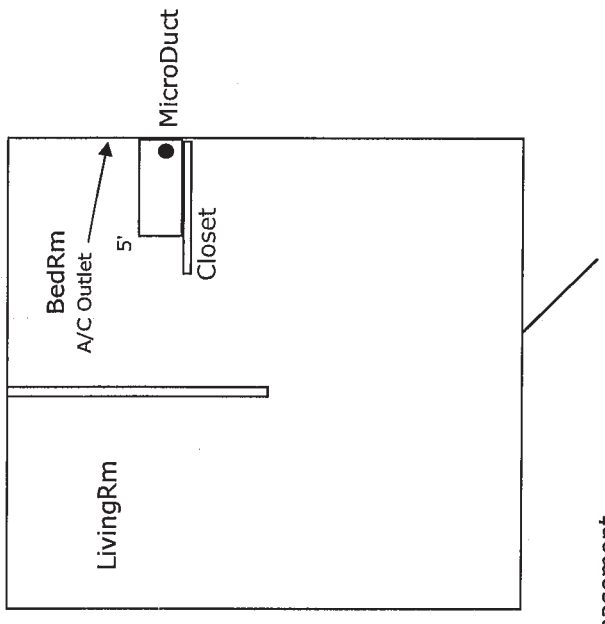


Front of Building

Riser Profile



Room Profile



Place FDT on wall in basement

