

SCHEDULE A
TO
MARINER VILLAGE CONDOMINIUM TRUST

RULES AND REGULATIONS FOR MARINER VILLAGE CONDOMINIUM

1. No part of the Property shall be used for any purpose except housing and the common recreational purposes for which the property was designed. Each Unit shall be used as a residence for a single family, its servants and guests, as provided in Article VII Section 11 of the Trust. No Unit or any portion thereof may be used as a professional office or for any other business purpose whether or not accessory to a residential use.

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 Board of Trustees except as provided expressly in the Trust or the provisions herein. Each Unit Owner shall be obligated to maintain and keep in good order and repair the Unit in accordance with the provisions of the Trust.

3. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of any Buildings, or covenants thereof, without the prior written consent of the Board of Trustees. No Unit Owner shall permit anything to be done or kept in the Unit or in the Common Elements which will result in the cancellation of insurance on any of the Common Elements or Units, 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 hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio, or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on any window, without prior consent of the Board of Trustees. Television antennae will be permitted within the confines of the attic. Unit Owners shall also not cause or permit a window air conditioner to be installed, without prior written consent of the Board of Trustees.

5. Dogs, cats or other household pets may be kept in Units provided that they are not kept, bred or maintained within the Unit for any commercial purpose. Any such pet causing or creating a nuisance or unreasonable disturbance, noise or odor shall be permanently removed from the Condominium upon five (5) days written notice from the Board of Trustees. In no event shall any pet be permitted on any portion of the Common Elements unless carried or on a leash. Pet owners are responsible for picking up and properly disposing of their animals' droppings.

6. No noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No gun or weapon of any kind may be used. No Unit Owner shall make or permit any disturbing noises in the Common Elements or Units by the Unit Owner or the family, servants, employees, agents, visitors and licensees of such owner, nor do or permit anything by such persons that will interfere with the rights, comfort

or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio (or other sound transmitting equipment) in the premises between the hours of eleven o'clock P.M. and the following eight o'clock A.M. if the same shall disturb or annoy other occupants of the buildings. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental practice nor give nor permit to be given vocal or instrumental instruction at any time.

7. Nothing shall be done in any Unit or in, on or to the Common Elements which will impair the structural integrity of any Building or which would change the structure of any Buildings.

8. No clothes, sheets, blankets, laundry, or similar 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 rubbish, debris and other unsightly materials.

9. Except in recreational areas or storage areas, if any, designated as such by the Board of Trustees there shall be no playing, lounging or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, or chairs, on any part of the Common Elements except that patios, decks, and balconies may be used for their intended purposes. Storage by owners in areas designated by the Board of Trustees shall be at the Owner's risk.

10. For safety reasons, Unit Owners shall not shut off circuit breakers for outside lighting around the exterior of the units. Light bulbs for outside lighting will be provided by the management company.

11. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel, or motel purposes. The right is reserved by the Developer and the Board of Trustees or its agents, to place at the entrance of a unit "For Sale", "For Rent" or "For Lease" signs for any unsold or unoccupied Units, and the right is given hereby to any mortgagee, who may become the owner of any Unit, to place such signs for any Unit owned by such mortgagee, but in no event will any sign be larger than one foot (1') by two feet (2').

12. Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board of Trustees.

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

14. Each Unit Owner shall keep the Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, any dirt or other substances.

15. All radios, television or other electrical equipment of any kind or nature installed or used in each Unit shall comply fully with all Rules and Regulations, requirements of the Board of Fire Underwriters and the public authorities having jurisdiction. The Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.

16. The agents of the Board of Trustees, or the 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 twenty-four (24) hour notification (except in case of emergency) for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insect or other pests.

17. No garbage cans shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, porches, decks or balconies or placed upon the window sills, with the exception of potted plants. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, porches, decks or balconies.

18. Garbage will be placed in plastic trash bags and sealed securely before being deposited in areas designated by the Board of Trustees.

19. Designated outdoor parking spaces shall be used only to park automobiles with currently valid registrations, and specifically may not be used to park trucks, commercial vehicles, trailers or boats. Outdoor parking is strictly limited to parking spaces appurtenant to specific units and such other parking spaces as may from time to time be designated by the Trustees of the Mariner Village Condominium Trust, and outdoor parking elsewhere is prohibited.

20. No porch, deck or balcony shall be decorated, enclosed or covered by any awning or otherwise without the consent in writing of the Board of Trustees.

21. No Unit Owner or occupant or any of his agents, servants, employees, licensees or visitors shall, at any time, bring into or keep in the Unit any flammable, combustible or explosive fluid, material, chemical or substance.

22. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his/her family or by his/her agent, servant, employee, licensee or visitor to an employee of the Board of Trustees whether for such Unit or automobile, truck 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 Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

23. The Board of Trustees or its 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 Board of 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.

24. The color of the portion of draperies, blinds, curtains or shutters visible from the exterior shall conform to the standard specified by the Board of Trustees. The current standard is white.

25. The Board of Trustees shall promulgate, from time to time, a list of services, conveniences and firms such as dry-cleaners, launderers, milk deliveries, repair persons, etc. who are authorized to do business on the Property. No other such individuals or firms shall be authorized on the Property without the approval of the Board of Trustees.

26. No petroleum products may be added to or removed from any internal combustion engine within any Unit exclusive area or common area of the condominium.

Approved by the following constituting a majority of the

Board of Trustees:

Lawrence J. Doane

Lawrence J. Doane, as Trustee of the
Mariner Village Condominium Trust
and not individually

Harry Mack

Harry Mack, as Trustee of
the Mariner Village Condominium
Trust and not individually

Paul J. Beattie

Paul J. Beattie, as Trustee of the
Mariner Village Condominium Trust
and not individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

DECEMBER 7, 1995

Then personally appeared the above named Lawrence J. Doane, Harry Mack,
and Paul J. Beattie, Trustees as aforesaid, and acknowledged the foregoing
instrument to be their free act and deed, before me.

Shirley E. Murray

Notary Public

My Commission Expires:

9-20-2002