

Rules and Regulations
Johnson Woods Condominium Trust

Order: B59264BWD
Address: 127 Johnson Woods Dr # 127
Order Date: 04-27-2026
Document not for resale
HomeWiseDocs

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 215453
Document Type	: AMEND
Recorded Date	: November 17, 2020
Recorded Time	: 11:42:13 AM
Recorded Book and Page	: 76188 / 511
Number of Pages(including cover sheet)	: 17
Receipt Number	: 2556304
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Order: B59264BWD
Address: 127 Johnson Woods Dr # 127
Order Date: 04-27-2026
Document not for resale
HomeWiseDocs

**AMENDED
CONDOMINIUM RULES,
RULES AND REGULATIONS
Of Johnson Woods Condominium**

Reference is made to the Johnson Woods Condominium Master Deed ("Master Deed") recorded at Middlesex South District Registry of Deeds ("Registry") at Book 43097, Page 163, as amended and restated at Book 45931, Page 493, and amended at Book 54595, Page 437, and as subsequently amended. Reference is made to the Declaration of Trust for the Johnson Woods Condominium Trust ("Trust") dated August 24th, 2005, and recorded at the Middlesex South District Registry of Deeds ("Registry") at Book 45931, Page 185, as amended of record, ("the Trust"). The condominium regime created is sometimes called "Johnson Woods Condominium" and sometimes called simply "Johnson Woods."

WHEREAS, the Trustee of Trust desires to amend to Rules and Regulations;

NOW THEREFORE, the undersigned Trustee, does hereby amend said Condominium Rules and Regulations as follows:

STATEMENT OF PURPOSE

Johnson Woods Condominium has been designed as a first class luxury residential community. The Board of Trustees of the Trust is authorized to adopt appropriate rules and regulations to govern Johnson Woods and, when necessary, to adopt and impose fines in such instances where the actions or omissions of unit owners and / or other residents derogate from Johnson Wood's standing as a first class residential community.

The purpose of these Rules and Regulations is:

- to protect the property values of the condominium units;
- to protect, preserve and enhance the quality of life of the unit owners;
and
- to protect, preserve and enhance the status of Johnson Woods as a first class luxury residential community.

These initial Rules and Regulations may be recorded at the Registry of Deeds, but there is no requirement to record future amendments to these Rules and Regulations. Future

amendments shall be effective after (5) days written notice has been mailed to all unit owners by first class mail. Notice may be mailed to the unit owner at the unit or to such other address as the unit owner has given to the Trust, the choice of address used being at the discretion of the Trustee.

RULES AND REGULATIONS

PREAMBLE: Pursuant to the authority vested in the Trustee of Johnson Woods Condominium Trust ("Trust") by the provisions of the Johnson Woods Master Deed and Johnson Woods Condominium Trust, Edward T. Moore, as the sole Trustee of Johnson Woods Condominium Trust, hereby establishes and promulgates the following Rules and Regulations, effective immediately. The Trustee reserves the right to amend these Rules and Regulations:

Unless defined herein, terms used shall be as defined in M.G.L. Chapter 183A, Master Deed or Trust. Captions of sections are for convenience and do limit or alter the content of the sections.

By the acceptance of his or her Unit Deed, which is manifested by the recording of that deed at the Registry of Deeds, each Unit Owner agrees to these Rules and Regulations and that acknowledged that he or she is bound by them.

If any rule or regulation or portion of a rule or regulation is held to be void, the remainder of the rules and regulations shall continue in full force and effect.

RULES AND REGULATIONS: The Rules and Regulations are as follows:

A. Vehicles: No unregistered motor vehicles (including any motorized means of transportation), and no boats, snowmobiles, skidoos, trailers or commercial vehicles larger than a pick-up truck shall be parked in any driveway, yard area, or exclusive use area. There shall be no habitation of recreational motor vehicles or trailers on the premises.

In a shared garage space any of the above may be stored provided they are not larger than a standard pick up truck or hazardous in any way.

In a private garage, any of the above vehicles may be stored provided that the garage door closes and stays closed except for egress therefrom.

B. Use: No part of the Condominium shall be used for any purposes except those set forth in the Master Deed, as it may be amended.

C. Obstruction; Maintenance: There shall be no obstruction of the Common Elements (which term includes common areas) nor shall anything be stored in the Common Elements. Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her own Unit and any area or facility, the exclusive use of which is provided to said Unit, in accordance with the provisions of the Trust and the Master Deed, as they may be amended from time to time.

D. Impact on Insurance: Nothing shall be done or kept in any Unit or in the Common Elements or exclusive use areas which will increase the rate of insurance or result in the cancellation of the insurance on any buildings of the Condominium (the "Buildings"), except that uses resulting in an increase of premiums may be made by specific arrangement with the Trustees providing for the payment of such increased insurance costs by the Unit Owner concerned. No Unit Owner shall permit anything to be done, or kept in his Unit, parking area, storage area, deck, patio or in the Common Elements which will result in the cancellation of insurance on the Buildings or the contents thereof, or which would be in violation of any law. No waste shall be committed in the Unit, Common Elements or exclusive areas.

E. Displays: Except as specifically permitted in the Master Deed, no Unit Owner shall cause or permit anything to be hung or displayed on the outside of windows, on the decks or patios, or placed on the outside walls or doors of the Building or Units or in the Common Elements or exclusive use areas, including without limitation, ornamentation, wreaths, decorations, signage, pictures, stickers, security stickers, notices, handbills, or papers. Seasonal non-illuminated ornamentation, wreaths, or decorations are permitted on unit doors. No sign, awning, canopy, shutter, satellite dishes or radio or television cable or antenna (except for the master cable/antenna system established by the Declarant or the Trustees, if any) shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window.

F. Windows: Any and all curtains, shades, draperies, window treatments or materials of any kind exposed from a Unit window shall appear white when viewed from the exterior of the building.

The following are permitted window treatments in the common areas and units provided they are kept in good repair: roller shades with a straight / plain hem, cellular shades, wood or faux wood Venetian blinds with a minimum louver, or slat, size of two

inches in depth, plantation shutters with a minimum louver, or slat, size of two inches in depth, Roman shades (flat or hobbled only) with a plain hem.

The following window treatments are not permitted in the common areas or units: solid shutters, vertical blinds, mini-blinds, aluminum or vinyl blinds, and / or any window treatment with a horizontal louver, or slat, of less than two inches in depth.

All window treatments shall have a plain, straight, hem.

G. Decks and Patios: The following provisions relate to the use of decks and patios. Units that include a deck or patio may keep a limited amount of patio furniture, to include no more than one (1) sun umbrella and appropriate plants.

Deck or patio furniture shall be black or hunter green or have a reflective index of less than 50 and appropriate in size, style and quantity so as to preserve the aesthetics of the Condominium. In no event, shall molded plastic or resin chairs, table or other furniture be permitted on a deck or patio nor shall any furniture that is not intended for a deck or patio be permitted.

The sun umbrella shall be of cloth manufacture and "hunter green" in color. To create uniformity in appearance from the street, all umbrellas shall be no more than and no less than six feet (72 inches) in diameter.

The Unit owner is responsible to see that there are no objects on a deck or patio that could blow off that deck or patio during high winds.

H. Nuisance: No Unit Owner shall engage in or permit any noxious or offensive activities, or make or permit any noises by himself, his family, servants, employees, agent, visitors, lessees, licensees, or household pets, nor do himself or permit anything to be done by such persons or pets, either willfully or negligently, which:

H. 1.

(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,

(c) May or does cause damage to any other Unit or to the Common Elements; or

Order: B59264BWD

Address: 127 Johnson Woods Dr # 127

Order Date: 04-27-2026

Document not for resale

HomeWiseDocs

(d) Results in the removal of any article or thing of value from any other Unit Owner's Unit or from the Common Elements.

H. 2.

Smoking Policy

Smoking increases the risk of fire; smoking is likely to damage the unit, secondhand smoke is likely to drift from one unit to another, and exposure to secondhand smoke cases adverse health outcomes. Smoking shall include the inhaling, exhaling, breathing, carrying or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco, or other similar lighted product, including any Class A, Class B and Class C substances. No resident shall smoke, nor permit anyone to smoke in the unit. Smoking shall be prohibited throughout the entire condominium complex, including but not limited to hallways, stairways, foyers, common rooms, exterior landings, front steps, back steps, entrance ways, roof tops, walkways, decks, patios, basement storage areas and building facilities. For Garden Style units – No Smoking. For Carriage Homes the same rule applies, except a resident in a carriage home may smoke inside their unit provided that doors and windows are closed.

The Unit Owner making or permitting such nuisance, interference, damage or removal shall be responsible for the elimination of such nuisance or interference and for the costs of repair of such damage or replacement of the item removed. The Trustees of the Condominium shall assess such costs to such Unit Owner.

Total volume of television sets, radios, stereos of any kind, and musical instruments shall be turned down from the hours 11 :00 p.m. to 8:00 a.m., inclusively, and shall at all times be kept at a sound level to avoid bothering other Unit Owners.

I. Misuse of Systems: Trustees may charge to a Unit Owner any damage to the mechanical, plumbing electrical or other building service system of the Condominium caused by such Unit Owner or his Tenants, invitees, or licensees by misuse or abuse of those systems.

J. Common Elements: No part of the Common Elements shall be decorated or furnished by any Unit Owner in any manner without the prior written approval of the Trustees, including without limitation, ornamentation, wreaths, decorations, signage, pictures, stickers, security stickers, notices, handbills, or papers. Further, no Unit Owner may place, keep or store anything in the Common Elements, including without limitation, boots, shoes, umbrellas, clothing, bicycles, rugs, doormats, floor coverings, plants, statues, ornamental trees, shopping carriages, baby carriages, toys, or any other

personal property item. Notwithstanding in the Garden Style Units, the Association may allow Unit owners to use door mats of uniform design or a design approved by the appropriate authority to be placed before each Unit, which if provided shall be of uniform design, and which no Unit Owner may alter, remove or replace. Toys and bicycles shall not be used or ridden in the common hallways. Unit owners of a Single-Family Dwelling shall not place signage on the dwelling or Exclusive Use Area.

K. Maintenance Obligations: Each Unit Owner shall keep his Unit and any areas or facilities, the exclusive use of which is provided to said Unit, in a good state of preservation, sanitation and cleanliness. Unit owners of a Single-Family Dwelling shall maintain the exterior of the structure and the Exclusive Use Area in a clean, neat, free from debris and trimmed condition and shall not store or stockpile any materials outside. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper ashes, or other substances, including, without limitation, paint, paint residues and other similar substances shall be thrown therein. Any damage to the plumbing system of the Building resulting from such misuse shall be paid for by the Unit Owner who shall have caused it.

L.

I Alteration: Any construction or other improvements to be performed by a Unit Owner to their own unit shall be subject to the following limitations and requirements:

- (a) Building or other permits must be issued by the Inspectional Services Department of the Town of Reading prior to the commencement of any construction or other improvements within a Unit, with copies given to the trustees.
- (b) Liability insurance certificates naming the Trustees as additional insureds must be furnished to the Trustees by all contractors, subcontractors, and vendors, prior to commencing any work.
- (c) No construction debris or building materials may be disposed of or stored in or on the Common Elements or in any trash containers provided for the use of the Unit Owners.
- (d) All Common Elements must be kept clean, free of dust and be completely cleaned out at the end of each day.

(e) No construction materials may be brought in and/or out of the Building except through a side stairwell. The delivery of all such material shall be scheduled through the Management Company and / or Board of Trustees and said delivery shall be supervised by the maintenance staff of Johnson Woods.

(f) The use of passenger elevators for delivery of construction materials / equipment is strictly forbidden.

(g) Except for emergency repairs, five-day advanced written notice of construction that requires governmental permits must be given to the Trustees.

(h) All contractors or unit owners must have statutory workers compensation insurance on all workers.

(i) All contractors must be duly licensed.

(j) There shall not be any work allowed on Common Elements or structural work within the confines of a unit without the express written consent from the Trustees.

(k) Work that creates any noise, odor or vibration may only be performed between the hours of 8:00 am and 5:00 pm Monday through Friday, with no work being allowed on State holidays excluded. These rules do not apply to the Declarant.

II. Alteration To The Common Areas:

The Johnson Woods Condominium Trust agreement governs changes in the common areas and facilities in the common area in section 5.7.2. In furtherance of the discretion granted in this section the Trustees have promulgated the following additional Rules and Regulations:

Any construction or other improvements to be performed by a Unit Owner to a common area abutting or included within this Unit shall be subject to all the limitations and requirements specified in L I above, and in addition, the following requirements:

(a) Before any changes to a common element can be undertaken an application shall be submitted which include the following

- a. An architect's opinion on the aesthetic and complementary aspects of the change.
 - b. A statement by a structural engineer to the effect that the proposed changes will not adversely affect the structural integrity of the building, nor make the building unsafe in any manner, nor cause any structural deficiencies in adjoining or surrounding units or buildings. This statement shall carry the engineer's registration stamp.
 - c. An engineer's drawing showing the location of the change.
 - d. A picture, if possible, showing the location of the changed, or if not possible, a clear description of the position and location.
 - e. An estimate of cost of the alteration. The name, address and phone number of the proposed contractor responsible for the work, and the time it will take to complete the work.
 - f. A signed statement agreeing that all work will be done in such a way as to conform to all existing construction type and appearance.
 - g. A signed Compliance Clause – or a signed statement agreeing to execute the standard Compliance Clause before work is begun. A copy of the standard Compliance Clause is included in this section.
- (b) Owner must meet with the appropriate Design Review Authority or Committee (DRC) where the alteration will be discussed. Be prepared to answer any questions the Committee may ask. The architect or contractor may appear with you if you wish. The DRC will deliberate your proposal and forward it to the Trustees with the Committee's recommendation for action.

The Approval will be conditional pending recording of the Compliance Clause at the Middlesex Registry in Cambridge.

- (c) After all necessary approvals have been granted, proceed to the next step which is to check with the Property Management Company concerning the approved models, construction types, colors, etc. Before any work may be started, that office must have on file your drawings of the work and location, your architect's statement as to aesthetic value and structural integrity, your statement of intent to conform, a copy of the recorded Compliance Clause and any other specific conditions imposed by the DRC. You must inform the Manager when you expect the work to start and arrange with your contractor to allow the Manager to inspect the work in progress.

Any unit owner or unit owner's contractor carrying out alternation affecting the structural components of a building, must carry Builders' All Risk Insurance, and a Certificate of Insurance so stating must be received by the Condominium Office before any construction work is begun.

Any change which affects the description of any unit as listed in the Master Deed, must also be recorded at the Middlesex Registry District Cambridge, Massachusetts.

Please also note that the above applies to changes to the common elements such as exterior alternations, interior electrical conduits, plumbing, duct work, etc., which affect more than the single unit involved, no structural change within the sphere of individual ownership will be allowed which would in any way result in hazardous conditions or jeopardize the safety of Johnson Woods or its residents. Any change which involves removing or relocating walls inside a unit, for example, would require the above procedures.

M. Moving: Unit Owners shall make arrangements with the Trustees or the Building Manager to coordinate any move either in or out of a Unit that is in a Garden Style Building at least one week prior to the date of the move. This will also apply to any tenant that may be occupying a Unit. There shall be no moving into or from a Unit on Sundays or legal holidays, or between the hours of 7:00 p.m. to 8:00 a.m, but this prohibition does not apply to units being sold by the Declarant. Prior to moving into or out of a Unit, such person or persons proposing to move shall comply with the following procedure:

Order: B59264BWD
Address: 127 Johnson Woods Dr # 127
Order Date: 04-27-2026
Document not for resale
HomeWiseDocs

1. The Unit Owner of the subject Unit shall secure insurance in amounts satisfactory to the Trustees in their reasonable discretion, to insure the Condominium for damage or loss that may result from such move, and shall provide evidence thereof to the Trustees; and
2. The Trustees may assess the Unit an amount equal to any costs incurred by the Condominium for damage to the common areas that may result from a move in or move out.
3. The Unit Owner shall notify the Trustees of the proposed move date, which the Trustees may approve or disapprove in their reasonable discretion; and
4. The Trustees may adopt a Moving Fee to offset the wear and tear and administrative costs relative to the change in any occupancy of the unit. The Moving Fee shall be \$200 effective July 1, 2005 and shall only be applied to the unit upon a resident moving out. No Moving Fee may be applied to a unit upon a resident moving in.
5. The Trustees may require that all moves in and out the building be supervised by a maintenance person.

N. Keys. 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 a Trustee, agent or employee of the Trustees, whether for a 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 Owners or occupant, and such Trustee, agent, employee and the Trustees shall not be liable for injury, loss or damage resulting therefrom or connected therewith.

O. Locks: The Trustees, or their Building Manager, may retain a passkey to each Unit. No Unit Owner shall alter any lock or install a new lock on any door of a Unit without the written consent of the Trustees. No Unit Owner shall alter the doorknockers or doorknobs, or install new doorknockers or doorknobs, as would be different from the original design. In case such consent is given, the Unit Owner shall provide the Trustees, or their designated agent, with an additional key pursuant to its right of access to the Unit.

P. Risk of Loss-Damage: All personal property of the Unit Owners in the Unit, or the Common Elements, the exclusive use of which is provided to the Unit, and elsewhere,

shall be kept therein at the sole risk and responsibility of the respective Unit Owners and neither the Trustees or Trustee if there be only one, nor their respective successors or assigns, shall bear any responsibility therefore.

Q. Assumption of Responsibility: Each Unit Owner assumes responsibility for his own safety, actions, and conduct and that of his family, guests, agents, servants, employees, licensees, lessees and household pets.

R. Renting and Marketing Signs: Unit Owners may not rent any Unit for transient purposes. To the fullest extent allowed by law without being guilty of discrimination, no unit may be rented to a person who is a convicted sex offender. No Unit Owner may display "For Sale" or "For Rent" signs in the windows of their Unit nor may place other displays or advertising in windows of such Units or in the Common Elements. Any lease of a Unit must include the entire Unit, together with such Unit's undivided percentage interest in the Common Areas, and shall be for a minimum of one year, unless otherwise allowed by the Trustees in writing.

S. Consents and Revocation: No approvals, waivers or consents of the Trustees shall be valid unless such approvals or consents are in writing and signed by the Trustees or their duly authorized designee.

Any consent, permission or approval given by the Trustees under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees in accordance with the procedures of the Trust, if applicable, and otherwise in their absolute discretion.

T. Indemnification: By acceptance of their Unit Deed, which is manifested by the recording of that deed, each Unit Owner agrees to indemnify the Trustees and all other Unit Owners from and against any loss, cost, damage or expense arising from or relating to such Unit Owner, or any tenant thereof failing to comply with the requirements hereof or the terms of the Master Deed, Trust, provisions of law or conditions of any approvals, licenses or waivers.

U. Violation and Fine Procedure: Upon receipt of written notification from any Unit Owner as to the violation of any of these Rules and Regulations, or upon the Trustees' own initiative, the Trustees shall with respect to the first such violation, send a letter to the offending Unit Owner which sets forth the text of the Rule or Regulation which has been violated, together with a description of the date, time, place and nature of such violation, and the Trustees' authority to levy fines for violating the provision of the By-laws.

If such violation is not rectified within the time specified by the Trustees in their written notification, the Trustees shall impose a fine, as they may determine in their sole but reasonable discretion, for each day (or part thereof) such violation continues, or the Trustees, in their sole discretion, may arrange to remedy the violation at the violating Unit Owners expense. All such fines, including those levied under Section 6 hereunder, shall be cumulative. Remedial charges as well as unpaid fines levied pursuant to this paragraph shall constitute a lien on the Unit owned by the violator pursuant to the provisions of Massachusetts General Laws, Chapter 183A, Section 6, and shall bear interest at the rate of eighteen (18%) percent per annum.

Notwithstanding the foregoing, the Trustees may pursue and obtain other legal remedies, such as a court action for equitable relief and/or monetary damages and do not need to follow this procedure before seeking and obtaining such additional or alternative relief.

V. Condominium Fees: Condominium Fees are due in advance on the first day of each month. Condominium Fees received after the tenth day of the month shall be subject to late fees and interest as the Trustees may establish in their sole but reasonable discretion. Time is of the essence. Effective August 1, 2005, the Trustees have adopted a late fee of \$25.00 per month. Arrearages of thirty (30) days for more are subject to interest of 1.5% per annum. Late fees are payable on demand.

W. Pet Registration: Prior to and as a condition to the consent for a Unit Owner to keep and maintain a pet in a Unit, such Unit Owner(s) shall pay an annual registration fee to the Condominium to cover the costs of administering pet approvals and cover the wear and tear caused by pets to the common elements, commencing January 1, 2006, in the amount of: (a) \$10.00 for any pet other than a dog; and (b) \$100.00 for any dog (the "Pet Registration Fee"). The Trustees may amend the Pet Registration Fee at any time. The Pet Registration Fee shall be due on January 1st of each year, except that in the event a pet approval is granted during any partial year such payment shall be pro rated for the balance of the year and shall be made prior to allowing the pet at the Unit. Failure to pay the Pet Registration Fee shall be cause for the Trustees to revoke consent for such pet. The Pet Registration Fee is in addition to any and all penalties or violations as may be imposed by the Trustees for violation of the pet restrictions imposed by the Condominium Documents. Under no circumstances shall pets be allowed in any unit that is rented or inhabited by a non-unit owner. The Unit Owner must maintain governmental licenses and current immunizations for all pets that by law must be licensed and/or immunized. The unit owner must provide the Trustees with all information requested from time to time about each pet. No pet is allowed which has been determined previously by a governmental agency or court to have been noisome

or have bitten a person or other animals or which is found by the Reading Board of Selectmen or its designee to fall within the provisions of M.G. Law Chapter 140, section 157 or other applicable laws regarding vicious, dangerous or bothersome animals. No person who has been found to be abusive of animals may have a pet in a unit.

X. Trash: Use of the trash chute(s) and trash room(s), if any, in Garden Style Buildings shall be for common use of the Unit Owners in that building for the disposal of ordinary household trash. Unit Owners shall not overburden the trash chutes and trash rooms with trash unreasonable in either size or quantity. Furniture, appliances or other large items, and items for disposal in large quantity, shall be disposed of off-site at the sole cost and responsibility of the Unit Owner, and shall not be dumped or left within the common areas, including without limitation the trash chutes and trash room. Trash bags and other items for disposal shall not be left or stored in the garage, parking lot or other common areas. The Trustees may provide for the disposal of recyclable materials to reduce rubbish removal costs to the Condominium. Failure to comply with the terms of this provision may result in the imposition of penalties and fees by the Trustees.

Y. Storage Bins: Storage bins, if any, shall not be used to store any (i) trash, (ii) food, (iii) hazardous, toxic, inflammable, combustible or explosive fluid, material, chemical, or substance, or (iv) which may make void, or make voidable or make more expensive any insurance on the Condominium, nor shall such storage bin be used so as to cause noxious odors, offensive sounds or other such nuisances. All storage bins shall be maintained in good repair by the owner of the Unit to which such storage bin has been assigned. Failure to comply with the terms of this provision may result in the imposition of penalties and fees by the Trustees.

Z. Parking Spaces: Visitor Parking Spaces are reserved for the guests of Johnson Woods residents, not unit occupants. Unit owners and residents of Johnson Woods shall not be permitted to use Visitor Parking Spaces for extended periods of time. Parking in visitor spaces is limited to five hours per stay and only when the driver is visiting someone in one of the units. No unit owner, tenant of a unit owner or other non-unit owner resident of Johnson Woods shall park in a Visitor Parking Space overnight or for extended portions of the day. Due to the limited number of Visitor Parking Spaces, this regulation shall be strictly enforced and fines imposed against any unit where the owner and / or resident of such unit makes use of a Visitor Parking Space to supplement the parking space(s) deeded to said unit.

AA. Costs of Enforcement: If a Unit Owner or occupant in a unit breaches these Rules and Regulations and the Trustees engage any attorney to enforce these Rules and Regulations against that Unit Owner or person for whom the unit owner is responsible or

if the Trustees commence an action or other proceeding against a unit owner for damages or to enjoin a violation of this Rules and Regulation and prevail in or settle by agreement that action, that unit owner shall pay the attorneys' reasonable fees and court costs incurred by the Trustees.

BB. Environmental Matters: No oil shall be changed in any motor at Johnson Woods. Each Unit owner shall comply with all governmental permits and approvals as are referenced on Exhibit A to the Master Deed. Each unit owner shall take reasonable precautions to prevent the release by him, her and occupants in his or her unit and their invitees of pollutions by ignorance, accident or vandalism.

**COMPLIANCE CLAUSE
UNIT OWNER – CONDOMINIUM TRUSTEES**

The Unit Owner whose signature appears below shall hold harmless from and indemnify the Board of Trustees of Johnson Woods Condominium and /or Johnson Woods Condominium and its employees, against all claims, suits, actions, costs, counsel fees, expenses, damages, judgements or decrees, by reason of any person or persons or property being damaged or injured as a result of operations or lack of them involving repair work in the Unit Owner’s unit or alterations to a Common Element and/or Common Area in or abutting such unit before the work commences, during the progress of the work or after its completion, whether by negligence or otherwise.

Maintenance of these modifications and alterations become the individual responsibility of the Unit Owner making them, and the responsibility must be passed on to subsequent buyers. Maintenance performed routinely will be billed to the responsible Unit Owner.

I, we the owner(s) of unit _____ of the Johnson Woods Condominium hereby agree to the terms, conditions and responsibilities enumerated above.

Signed:	_____	_____
	Unit Owner	Unit Owner
	Date	Date

Description of work to be done:

(please use other side if more space is needed)

Adopted, voted and enacted by Johnson Woods Condominium Trust, effective on 17th day of November, 2020.

Johnson Woods Condominium Trust

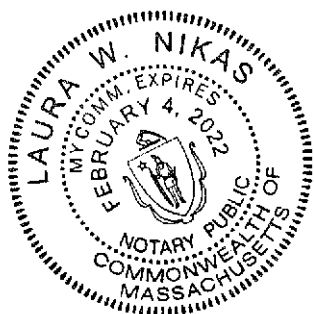
By:

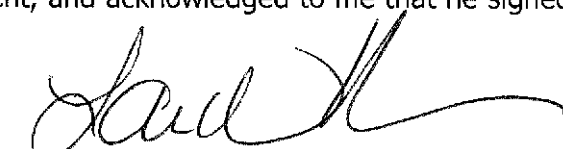

Edward T. Moore, Trustee, not individually

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 17th day of November, 2020, before me, the undersigned notary public personally appeared Edward T. Moore as Trustee of Johnson Woods Condominium Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license with a photograph, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Laura W. Nikas
Notary Public
My Commission Expires: 2/4/2022

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 91976
Document Type	: AMEND
Recorded Date	: April 23, 2021
Recorded Time	: 11:18:50 AM
Recorded Book and Page	: 77590 / 364
Number of Pages(including cover sheet)	: 19
Receipt Number	: 2647870
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Order: B59264BWD
Address: 127 Johnson Woods Dr # 127
Order Date: 04-27-2026
Document not for resale
HomeWiseDocs

**AMENDED
CONDOMINIUM RULES,
RULES AND REGULATIONS
Of Johnson Woods Condominium**

Reference is made to the Johnson Woods Condominium Master Deed ("Master Deed") recorded at Middlesex South District Registry of Deeds ("Registry") at Book 43097, Page 163, as amended and restated at Book 45931, Page 493, and amended at Book 54595, Page 437, and as subsequently amended. Reference is made to the Declaration of Trust for the Johnson Woods Condominium Trust ("Trust") dated August 24th, 2005, and recorded at the Middlesex South District Registry of Deeds ("Registry") at Book 45931, Page 185, as amended of record, ("the Trust"). The condominium regime created is sometimes called "Johnson Woods Condominium" and sometimes called simply "Johnson Woods."

WHEREAS, the Trustee of Trust desires to amend to Rules and Regulations;

NOW THEREFORE, the undersigned Trustee, does hereby amend said Condominium Rules and Regulations as follows:

STATEMENT OF PURPOSE

Johnson Woods Condominium has been designed as a first class luxury residential community. The Board of Trustees of the Trust is authorized to adopt appropriate rules and regulations to govern Johnson Woods and, when necessary, to adopt and impose fines in such instances where the actions or omissions of unit owners and / or other residents derogate from Johnson Wood's standing as a first class residential community.

The purpose of these Rules and Regulations is:

- to protect the property values of the condominium units;
- to protect, preserve and enhance the quality of life of the unit owners;
and
- to protect, preserve and enhance the status of Johnson Woods as a first class luxury residential community.

These initial Rules and Regulations may be recorded at the Registry of Deeds, but there is no requirement to record future amendments to these Rules and Regulations. Future

amendments shall be effective after (5) days written notice has been mailed to all unit owners by first class mail. Notice may be mailed to the unit owner at the unit or to such other address as the unit owner has given to the Trust, the choice of address used being at the discretion of the Trustee.

RULES AND REGULATIONS

PREAMBLE: Pursuant to the authority vested in the Trustee of Johnson Woods Condominium Trust ("Trust") by the provisions of the Johnson Woods Master Deed and Johnson Woods Condominium Trust, Edward T. Moore, as the sole Trustee of Johnson Woods Condominium Trust, hereby establishes and promulgates the following Rules and Regulations, effective immediately. The Trustee reserves the right to amend these Rules and Regulations:

Unless defined herein, terms used shall be as defined in M.G.L. Chapter 183A, Master Deed or Trust. Captions of sections are for convenience and do limit or alter the content of the sections.

By the acceptance of his or her Unit Deed, which is manifested by the recording of that deed at the Registry of Deeds, each Unit Owner agrees to these Rules and Regulations and that acknowledged that he or she is bound by them.

If any rule or regulation or portion of a rule or regulation is held to be void, the remainder of the rules and regulations shall continue in full force and effect.

RULES AND REGULATIONS: The Rules and Regulations are as follows:

A. Vehicles: No unregistered motor vehicles (including any motorized means of transportation), and no boats, snowmobiles, skidoos, trailers or commercial vehicles larger than a pick-up truck shall be parked in any driveway, yard area, or exclusive use area. There shall be no habitation of recreational motor vehicles or trailers on the premises.

In a shared garage space any of the above may be stored provided they are not larger than a standard pick up truck or hazardous in any way.

In a private garage, any of the above vehicles may be stored provided that the garage door closes and stays closed except for egress therefrom.

B. Use: No part of the Condominium shall be used for any purposes except those set forth in the Master Deed, as it may be amended.

C. Obstruction; Maintenance: There shall be no obstruction of the Common Elements (which term includes common areas) nor shall anything be stored in the Common Elements. Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her own Unit and any area or facility, the exclusive use of which is provided to said Unit, in accordance with the provisions of the Trust and the Master Deed, as they may be amended from time to time.

D. Impact on Insurance: Nothing shall be done or kept in any Unit or in the Common Elements or exclusive use areas which will increase the rate of insurance or result in the cancellation of the insurance on any buildings of the Condominium (the "Buildings"), except that uses resulting in an increase of premiums may be made by specific arrangement with the Trustees providing for the payment of such increased insurance costs by the Unit Owner concerned. No Unit Owner shall permit anything to be done, or kept in his Unit, parking area, storage area, deck, patio or in the Common Elements which will result in the cancellation of insurance on the Buildings or the contents thereof, or which would be in violation of any law. No waste shall be committed in the Unit, Common Elements or exclusive areas.

E. Displays: Except as specifically permitted in the Master Deed, no Unit Owner shall cause or permit anything to be hung or displayed on the outside of windows, on the decks or patios, or placed on the outside walls or doors of the Building or Units or in the Common Elements or exclusive use areas, including without limitation, ornamentation, wreaths, decorations, signage, pictures, stickers, security stickers, notices, handbills, or papers. Seasonal non-illuminated ornamentation, wreaths, or decorations are permitted on unit doors. No sign, awning, canopy, shutter, satellite dishes or radio or television cable or antenna (except for the master cable/antenna system established by the Declarant or the Trustees, if any) shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window.

F. Windows: Any and all curtains, shades, draperies, window treatments or materials of any kind exposed from a Unit window shall appear white when viewed from the exterior of the building.

The following are permitted window treatments in the common areas and units provided they are kept in good repair: roller shades with a straight / plain hem, cellular shades, wood or faux wood Venetian blinds with a minimum louver, or slat, size of two

Order: B59264BWD

Address: 127 Johnson Woods Dr # 127

Order Date: 04-27-2026

Document not for resale

HomeWiseDocs

inches in depth, plantation shutters with a minimum louver, or slat, size of two inches in depth, Roman shades (flat or hobbled only) with a plain hem.

The following window treatments are not permitted in the common areas or units: solid shutters, vertical blinds, mini-blinds, aluminum or vinyl blinds, and / or any window treatment with a horizontal louver, or slat, of less than two inches in depth.

All window treatments shall have a plain, straight, hem.

G. Decks and Patios: The following provisions relate to the use of decks and patios. Units that include a deck or patio may keep a limited amount of patio furniture, to include no more than one (1) sun umbrella and appropriate plants.

Deck or patio furniture shall be black or hunter green or have a reflective index of less than 50 and appropriate in size, style and quantity so as to preserve the aesthetics of the Condominium. In no event, shall molded plastic or resin chairs, table or other furniture be permitted on a deck or patio nor shall any furniture that is not intended for a deck or patio be permitted.

The sun umbrella shall be of cloth manufacture and "hunter green" in color. To create uniformity in appearance from the street, all umbrellas shall be no more than and no less than six feet (72 inches) in diameter.

The Unit owner is responsible to see that there are no objects on a deck or patio that could blow off that deck or patio during high winds.

H. Nuisance: No Unit Owner shall engage in or permit any noxious or offensive activities, or make or permit any noises by himself, his family, servants, employees, agent, visitors, lessees, licensees, or household pets, nor do himself or permit anything to be done by such persons or pets, either willfully or negligently, which:

H. 1.

(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,

(c) May or does cause damage to any other Unit or to the Common Elements; or

Order: B59264BWD

Address: 127 Johnson Woods Dr # 127

Order Date: 04-27-2026

Document not for resale

HomeWiseDocs

(d) Results in the removal of any article or thing of value from any other Unit Owner's Unit or from the Common Elements.

H. 2. Smoking Policy

Smoking increases the risk of fire; smoking is likely to damage the unit, secondhand smoke is likely to drift from one unit to another, and exposure to secondhand smoke causes adverse health outcomes. Smoking shall include the inhaling, exhaling, breathing, carrying or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco, or other similar lighted product, including any Class A, Class B and Class C substances. No resident shall smoke, nor permit anyone to smoke in the unit. Smoking shall be prohibited throughout the entire condominium complex, including but not limited to hallways, stairways, foyers, common rooms, exterior landings, front steps, back steps, entrance ways, roof tops, walkways, decks, patios, basement storage areas and building facilities. For Garden Style units – No Smoking. For Carriage Homes the same rule applies, except a resident in a carriage home may smoke inside their unit provided that doors and windows are closed.

The Unit Owner making or permitting such nuisance, interference, damage or removal shall be responsible for the elimination of such nuisance or interference and for the costs of repair of such damage or replacement of the item removed. The Trustees of the Condominium shall assess such costs to such Unit Owner.

Total volume of television sets, radios, stereos of any kind, and musical instruments shall be turned down from the hours 11 :00 p.m. to 8:00 a.m., inclusively, and shall at all times be kept at a sound level to avoid bothering other Unit Owners.

I. Misuse of Systems: Trustees may charge to a Unit Owner any damage to the mechanical, plumbing electrical or other building service system of the Condominium caused by such Unit Owner or his Tenants, invitees, or licensees by misuse or abuse of those systems.

J. Common Elements: No part of the Common Elements shall be decorated or furnished by any Unit Owner in any manner without the prior written approval of the Trustees, including without limitation, ornamentation, wreaths, decorations, signage, pictures, stickers, security stickers, notices, handbills, or papers. Further, no Unit Owner may place, keep or store anything in the Common Elements, including without limitation, boots, shoes, umbrellas, clothing, bicycles, rugs, doormats, floor coverings, plants,

statues, ornamental trees, shopping carriages, baby carriages, toys, or any other personal property item. Notwithstanding in the Garden Style Units, the Association may allow Unit owners to use door mats of uniform design or a design approved by the appropriate authority to be placed before each Unit, which if provided shall be of uniform design, and which no Unit Owner may alter, remove or replace. Toys and bicycles shall not be used or ridden in the common hallways. Unit owners of a Single-Family Dwelling shall not place signage on the dwelling or Exclusive Use Area.

K. Maintenance Obligations: Each Unit Owner shall keep his Unit and any areas or facilities, the exclusive use of which is provided to said Unit, in a good state of preservation, sanitation and cleanliness. Unit owners of a Single-Family Dwelling shall maintain the exterior of the structure and the Exclusive Use Area in a clean, neat, free from debris and trimmed condition and shall not store or stockpile any materials outside. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper ashes, or other substances, including, without limitation, paint, paint residues and other similar substances shall be thrown therein. Any damage to the plumbing system of the Building resulting from such misuse shall be paid for by the Unit Owner who shall have caused it.

L. Alteration

I. Alteration: Any construction or other improvements to be performed by a Unit Owner to their own unit shall be subject to the following limitations and requirements:

(a) Building or other permits must be issued by the Inspectional Services Department of the Town of Reading prior to the commencement of any construction or other improvements within a Unit, with copies given to the trustees.

(b) Liability insurance certificates naming the Trustees as additional insureds must be furnished to the Trustees by all contractors, subcontractors, and vendors, prior to commencing any work.

(c) No construction debris or building materials may be disposed of or stored in or on the Common Elements or in any trash containers provided for the use of the Unit Owners.

(d) All Common Elements must be kept clean, free of dust and be completely cleaned out at the end of each day.

(e) No construction materials may be brought in and/or out of the Building except through a side stairwell. The delivery of all such material shall be scheduled through the Management Company and / or Board of Trustees and said delivery shall be supervised by the maintenance staff of Johnson Woods.

(f) The use of passenger elevators for delivery of construction materials / equipment is strictly forbidden.

(g) Except for emergency repairs, five-day advanced written notice of construction that requires governmental permits must be given to the Trustees.

(h) All contractors or unit owners must have statutory workers compensation insurance on all workers.

(i) All contractors must be duly licensed.

(j) There shall not be any work allowed on Common Elements or structural work within the confines of a unit without the express written consent from the Trustees.

(k) Work that creates any noise, odor or vibration may only be performed between the hours of 8:00 am and 5:00 pm Monday through Friday, with no work being allowed on State holidays excluded. These rules do not apply to the Declarant.

II. Alteration To The Common Areas:

The Johnson Woods Condominium Trust agreement governs changes in the common areas and facilities in the common area in section 5.7.2. In furtherance of the discretion granted in this section the Trustees have promulgated the following additional Rules and Regulations:

Any construction or other improvements to be performed by a Unit Owner to a common area abutting or included within this Unit shall be subject to all the limitations and requirements specified in L I above, and in addition, the following requirements:

- (a) Before any changes to a common element can be undertaken an application shall be submitted which include the following
- a. An architect's opinion on the aesthetic and complementary aspects of the change.
 - b. A statement by a structural engineer to the effect that the proposed changes will not adversely affect the structural integrity of the building, nor make the building unsafe in any manner, nor cause any structural deficiencies in adjoining or surrounding units or buildings. This statement shall carry the engineer's registration stamp.
 - c. An engineer's drawing showing the location of the change.
 - d. A picture, if possible, showing the location of the changed, or if not possible, a clear description of the position and location.
 - e. An estimate of cost of the alteration. The name, address and phone number of the proposed contractor responsible for the work, and the time it will take to complete the work.
 - f. A signed statement agreeing that all work will be done in such a way as to conform to all existing construction type and appearance.
 - g. A signed Compliance Clause – or a signed statement agreeing to execute the standard Compliance Clause before work is begun. A copy of the standard Compliance Clause is included in this section.
- (b) Owner must meet with the appropriate Design Review Authority or Committee (DRC) where the alteration will be discussed. Be prepared to answer any questions the Committee may ask. The architect or contractor may appear with you if you wish. The DRC will deliberate your proposal and forward it to the Trustees with the Committee's recommendation for action.

The Approval will be conditional pending recording of the Compliance Clause at the Middlesex Registry in Cambridge.

- (c) After all necessary approvals have been granted, proceed to the next step which is to check with the Property Management Company concerning the approved models, construction types, colors, etc. Before any work may be started, that office must have on file your drawings of the work and location, your architect's statement as to aesthetic value and structural integrity, your statement of intent to conform, a copy of the recorded Compliance Clause and any other specific conditions imposed by the DRC. You must inform the Manager when you expect the work to start and arrange with your contractor to allow the Manager to inspect the work in progress.

Any unit owner or unit owner's contractor carrying out alternation affecting the structural components of a building, must carry Builders' All Risk Insurance, and a Certificate of Insurance so stating must be received by the Condominium Office before any construction work is begun.

Any change which affects the description of any unit as listed in the Master Deed, must also be recorded at the Middlesex Registry District Cambridge, Massachusetts.

Please also note that the above applies to changes to the common elements such as exterior alternations, interior electrical conduits, plumbing, duct work, etc., which affect more than the single unit involved, no structural change within the sphere of individual ownership will be allowed which would in any way result in hazardous conditions or jeopardize the safety of Johnson Woods or its residents. Any change which involves removing or relocating walls inside a unit, for example, would require the above procedures.

M. Moving: Unit Owners shall make arrangements with the Trustees or the Building Manager to coordinate any move either in or out of a Unit that is in a Garden Style Building at least one week prior to the date of the move. This will also apply to any tenant that may be occupying a Unit. There shall be no moving into or from a Unit on Sundays or legal holidays, or between the hours of 7:00 p.m. to 8:00 a.m, but this prohibition does not apply to units being sold by the Declarant. Prior to moving into or out of a Unit, such person or persons proposing to move shall comply with the following procedure:

Order: B59264BWD
Address: 127 Johnson Woods Dr # 127
Order Date: 04-27-2026
Document not for resale
HomeWiseDocs

I. Procedure

- (a) The Unit Owner of the subject Unit shall secure insurance in amounts satisfactory to the Trustees in their reasonable discretion, to insure the Condominium for damage or loss that may result from such move, and shall provide evidence thereof to the Trustees; and
- (b) The Trustees may assess the Unit an amount equal to any costs incurred by the Condominium for damage to the common areas that may result from a move in or move out.
- (c) The Unit Owner shall notify the Trustees of the proposed move date, which the Trustees may approve or disapprove in their reasonable discretion; and
- (d) The Trustees may adopt a Moving Fee to offset the wear and tear and administrative costs relative to the change in any occupancy of the unit. The Moving Fee shall be \$200 effective July 1, 2005 and shall only be applied to the unit upon a resident moving out. No Moving Fee may be applied to a unit upon a resident moving in.
- (e) The Trustees may require that all moves in and out the building be supervised by a maintenance person.

N. Keys. 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 a Trustee, agent or employee of the Trustees, whether for a 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 Owners or occupant, and such Trustee, agent, employee and the Trustees shall not be liable for injury, loss or damage resulting therefrom or connected therewith.

O. Locks: The Trustees, or their Building Manager, may retain a passkey to each Unit. No Unit Owner shall alter any lock or install a new lock on any door of a Unit without the written consent of the Trustees. No Unit Owner shall alter the doorknockers or doorknobs, or install new doorknockers or doorknobs, as would be different from the original design. In case such consent is given, the Unit Owner shall provide the Trustees, or their designated agent, with an additional key pursuant to its right of access to the Unit.

P. Risk of Loss-Damage: All personal property of the Unit Owners in the Unit, or the Common Elements, the exclusive use of which is provided to the Unit, and elsewhere, shall be kept therein at the sole risk and responsibility of the respective Unit Owners and neither the Trustees or Trustee if there be only one, nor their respective successors or assigns, shall bear any responsibility therefore.

Q. Assumption of Responsibility: Each Unit Owner assumes responsibility for his own safety, actions, and conduct and that of his family, guests, agents, servants, employees, licensees, lessees and household pets.

R. Renting and Marketing Signs: Unit Owners may not rent any Unit for transient purposes. To the fullest extent allowed by law without being guilty of discrimination, no unit may be rented to a person who is a convicted sex offender. No Unit Owner may display "For Sale" or "For Rent" signs in the windows of their Unit nor may place other displays or advertising in windows of such Units or in the Common Elements. Any lease of a Unit must include the entire Unit, together with such Unit's undivided percentage interest in the Common Areas, and shall be for a minimum of one year, unless otherwise allowed by the Trustees in writing.

S. Consents and Revocation: No approvals, waivers or consents of the Trustees shall be valid unless such approvals or consents are in writing and signed by the Trustees or their duly authorized designee.

Any consent, permission or approval given by the Trustees under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees in accordance with the procedures of the Trust, if applicable, and otherwise in their absolute discretion.

T. Indemnification: By acceptance of their Unit Deed, which is manifested by the recording of that deed, each Unit Owner agrees to indemnify the Trustees and all other Unit Owners from and against any loss, cost, damage or expense arising from or relating to such Unit Owner, or any tenant thereof failing to comply with the requirements hereof or the terms of the Master Deed, Trust, provisions of law or conditions of any approvals, licenses or waivers.

U. Violation and Fine Procedure: Upon receipt of written notification from any Unit Owner as to the violation of any of these Rules and Regulations, or upon the Trustees' own initiative, the Trustees shall with respect to the first such violation, send a letter to the offending Unit Owner which sets forth the text of the Rule or Regulation which has been violated, together with a description of the date, time, place and nature of such

Order: B59264BWD

Address: 127 Johnson Woods Dr # 127

Order Date: 04-27-2026

Document not for resale

HomeWiseDocs

violation, and the Trustees' authority to levy fines for violating the provision of the By-laws.

If such violation is not rectified within the time specified by the Trustees in their written notification, the Trustees shall impose a fine, as they may determine in their sole but reasonable discretion, for each day (or part thereof) such violation continues, or the Trustees, in their sole discretion, may arrange to remedy the violation at the violating Unit Owners expense. All such fines, including those levied under Section 6 hereunder, shall be cumulative. Remedial charges as well as unpaid fines levied pursuant to this paragraph shall constitute a lien on the Unit owned by the violator pursuant to the provisions of Massachusetts General Laws, Chapter 183A, Section 6, and shall bear interest at the rate of eighteen (18%) percent per annum.

Notwithstanding the foregoing, the Trustees may pursue and obtain other legal remedies, such as a court action for equitable relief and/or monetary damages and do not need to follow this procedure before seeking and obtaining such additional or alternative relief.

V. Condominium Fees: Condominium Fees are due in advance on the first day of each month. Condominium Fees received after the tenth day of the month shall be subject to late fees and interest as the Trustees may establish in their sole but reasonable discretion. Time is of the essence. Effective August 1, 2005, the Trustees have adopted a late fee of \$25.00 per month. Arrearages of thirty (30) days for more are subject to interest of 1.5% per annum. Late fees are payable on demand.

W. Pet Policy:

I. Guidelines:

(a) Dogs are NOT permitted in any Garden Style Building except under the following limited circumstances. If a Garden Style owner has a separate entrance from the ground floor (a patio), a Unit owner may have a dog weighing up to 30 pounds. If a Unit owner does NOT have a separate entrance (from the ground floor) but already OWNS a dog weighing 8 lbs or less, and will carry the dog in and out of the building in a carrier or in their arms, such exception may be granted to permit that.

(b) The size of the pet shall not exceed 30 pounds in Garden Style Units.

- (c) There are breed restrictions including but not limited to: Pitbull, Rottweiler, Doberman Pinscher, Boxer, Dalmatian, Alaskan Malamute, Husky, German Shepherd, Presa Canario, Mastiff, and Chow. These are guidelines ONLY.
- (d) Animals must not be heard by other Residents. (Barking, howling).
- (e) Written permission to keep a dog is needed by the Board of Trustees and can be revoked at any time. If Board of Trustees' consent is given, it shall be effective for the life of the pet and shall be subject to the Board of Trustees' right to require the removal of the pet as herein provided or as provided in rules and regulations promulgated by the Board.
- (f) No reptiles, arachnids, or venomous or wild creatures of any kind shall be kept anywhere in the Condominium.
- (g) 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 disturbance, noise, or odor shall be permanently removed from the Condominium upon five (5) days written notice from the Trustees.
- (h) In no event shall any pet be permitted on any portion of the Common Elements except coming and going from a unit and such pet MUST be carried or on a leash.
- (i) No pet shall be allowed to defecate or urinate on any of the improved Common Land or Facilities unless the pet owner immediately and completely picks up after the pet.
- (j) Any pet or dog breed that is EXCLUDED by the Condominium's insurance umbrella policy is not allowed in any Unit or in the Common Elements.
- (k) Under NO circumstances are dogs allowed on the elevator.
- (l) Pets may NOT be left unattended on decks, patios, yards, or balconies.

II. Pet Registration Requirements for dogs:

Submit Pet Registration form to Board of Trustees with the following:

- (a) Age, breed, name, description, and photograph of the pet.
- (b) Copy of Current license as required by Town or City of residence.
- (c) Up to date copy of shots etc. from Veterinarian.
- (d) Obtain a Pet Rider on your Insurance or General Liability of at least \$500,000, and provide a copy of such certificate to Board of Trustees.

Prior to and as a condition to the consent for a Unit Owner to keep and maintain a pet in a Unit, such Unit Owner(s) shall pay an annual registration fee to the Condominium to cover the costs of administering pet approvals and cover the wear and tear caused by pets to the common elements, commencing January 1, 2006, in the amount of: (a) \$10.00 for any pet other than a dog; and (b) \$100.00 for any dog (the "Pet Registration Fee"). The Trustees may amend the Pet Registration Fee at any time. The Pet Registration Fee shall be due on January 1st of each year, except that in the event a pet approval is granted during any partial year such payment shall be pro rated for the balance of the year and shall be made prior to allowing the pet at the Unit. Failure to pay the Pet Registration Fee shall be cause for the Trustees to revoke consent for such pet. The Pet Registration Fee is in addition to any and all penalties or violations as may be imposed by the Trustees for violation of the pet restrictions imposed by the Condominium Documents. Under no circumstances shall pets be allowed in any unit that is rented or inhabited by a non-unit owner. The Unit Owner must maintain governmental licenses and current immunizations for all pets that by law must be licensed and/or immunized. The Unit Owner must provide the Trustees with all information requested from time to time about each pet. No pet is allowed which has been determined previously by a governmental agency or court to have been noisome or have bitten a person or other animals or which is found by the Reading Board of Selectmen or its designee to fall within the provisions of M.G. Law Chapter 140, section 157 or other applicable laws regarding vicious, dangerous or bothersome animals. No person who has been found to be abusive of animals may have a pet in a unit. The Board of Trustees may establish rules and regulations imposing further regulation, procedures, and sanctions relating to the keeping or removal of animals or concerning the violation of this provision.

X. Trash: Use of the trash chute(s) and trash room(s), if any, in Garden Style Buildings shall be for common use of the Unit Owners in that building for the disposal of ordinary household trash. Unit Owners shall not overburden the trash chutes and trash rooms with trash unreasonable in either size or quantity. Furniture, appliances or other large items, and items for disposal in large quantity, shall be disposed of off-site at the sole cost and responsibility of the Unit Owner, and shall not be dumped or left within the common areas, including without limitation the trash chutes and trash room. Trash bags and other items for disposal shall not be left or stored in the garage, parking lot or other common areas. The Trustees may provide for the disposal of recyclable materials to reduce rubbish removal costs to the Condominium. Failure to comply with the terms of this provision may result in the imposition of penalties and fees by the Trustees.

Y. Storage Bins: Storage bins, if any, shall not be used to store any (i) trash, (ii) food, (iii) hazardous, toxic, inflammable, combustible or explosive fluid, material, chemical, or substance, or (iv) which may make void, or make voidable or make more expensive any insurance on the Condominium, nor shall such storage bin be used so as to cause noxious odors, offensive sounds or other such nuisances. All storage bins shall be maintained in good repair by the owner of the Unit to which such storage bin has been assigned. Failure to comply with the terms of this provision may result in the imposition of penalties and fees by the Trustees.

Z. Parking Spaces: Visitor Parking Spaces are reserved for the guests of Johnson Woods residents, not unit occupants. Unit owners and residents of Johnson Woods shall not be permitted to use Visitor Parking Spaces for extended periods of time. Parking in visitor spaces is limited to five hours per stay and only when the driver is visiting someone in one of the units. No unit owner, tenant of a unit owner or other non-unit owner resident of Johnson Woods shall park in a Visitor Parking Space overnight or for extended portions of the day. Due to the limited number of Visitor Parking Spaces, this regulation shall be strictly enforced and fines imposed against any unit where the owner and / or resident of such unit makes use of a Visitor Parking Space to supplement the parking space(s) deeded to said unit.

AA. Costs of Enforcement: If a Unit Owner or occupant in a unit breaches these Rules and Regulations and the Trustees engage any attorney to enforce these Rules and Regulations against that Unit Owner or person for whom the unit owner is responsible or if the Trustees commence an action or other proceeding against a unit owner for damages or to enjoin a violation of this Rules and Regulation and prevail in or settle by agreement that action, that unit owner shall pay the attorneys' reasonable fees and court costs incurred by the Trustees.

BB. Environmental Matters: No oil shall be changed in any motor at Johnson Woods. Each Unit owner shall comply with all governmental permits and approvals as are referenced on Exhibit A to the Master Deed. Each unit owner shall take reasonable precautions to prevent the release by him, her and occupants in his or her unit and their invitees of pollutions by ignorance, accident or vandalism.

[this page has been intentionally left blank]

**COMPLIANCE CLAUSE
UNIT OWNER – CONDOMINIUM TRUSTEES**

The Unit Owner whose signature appears below shall hold harmless from and indemnify the Board of Trustees of Johnson Woods Condominium and /or Johnson Woods Condominium and its employees, against all claims, suits, actions, costs, counsel fees, expenses, damages, judgements or decrees, by reason of any person or persons or property being damaged or injured as a result of operations or lack of them involving repair work in the Unit Owner’s unit or alterations to a Common Element and/or Common Area in or abutting such unit before the work commences, during the progress of the work or after its completion, whether by negligence or otherwise.

Maintenance of these modifications and alterations become the individual responsibility of the Unit Owner making them, and the responsibility must be passed on to subsequent buyers. Maintenance performed routinely will be billed to the responsible Unit Owner.

I, we the owner(s) of unit _____ of the Johnson Woods Condominium hereby agree to the terms, conditions and responsibilities enumerated above.

Signed:	_____	_____
	Unit Owner Date	Unit Owner Date

Description of work to be done:

(please use other side if more space is needed)

Adopted, voted and enacted by Johnson Woods Condominium Trust, effective on 22nd day of April, 2021.

Johnson Woods Condominium Trust

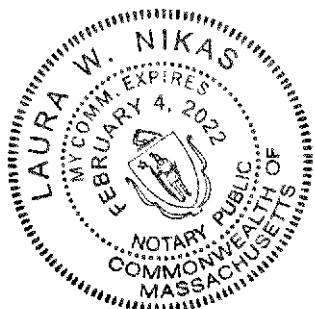
By:


Edward T. Moore, Trustee, not individually

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 22nd day of April, 2021, before me, the undersigned notary public personally appeared Edward T. Moore as Trustee of Johnson Woods Condominium Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license with a photograph, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Laura W. Nikas

Notary Public Laura W. Nikas
My Commission Expires: 2/4/2022