BOXBERRY SQUARE CONDOMINIUM TRUST

RULES AND REGULATIONS
Adopted October 16, 2017

1. Use of Unit

l. No Unit Owner shall do or permit to be done anything in or about his or her unit which will interfere with the rights, comfort, or convenience of other Unit Owners, it being the intent that Boxberry Square Condominium shall be a residential community wherein all residents shall live in a peaceful and tranquil environment.

2. No industry, business, trade, commercial, or professional activities shall be conducted, maintained, or permitted on any part of the Condominium property; and no sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the unit, except such, as shall have been approved in writing by the Trustees.

3. Each Unit Owner shall keep his or her unit to which he or she has sole access in a good state of preservation and cleanliness.

4. No Unit Owner shall keep in his or her unit any inflammable, combustible, or explosive material, chemical or substance, except such commercial produces as a required in normal household use, and no Unit Owner shall barbecue or cook on the decks or balconies of the units.

5. No electrical device creating unusual electrical overloading may be used in the Unit without permission from the Trustees.

6. Owners shall not cause or permit anything to be hung, affixed, attached, or displayed on the outside of windows, or placed on the outside walls, roofs or doors of a building and no sign, awning, canopy, or shutter shall be affixed to or placed upon the exterior walls or doors, roof, or any part thereof or exposed on or at any window.

7. Nothing shall be done in any unit or in, on, or to the common areas or facilities which will impair the structural integrity of any building or which would structurally change any of the buildings.

8. Garbage and refuse from the Units shall be disposed of only in such manner as the Trustees may direct.

9. The Trustees, or their designated agent, may retain a pass key to the premises for use in emergency situation or for access to repair or maintain common elements. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Trustees. In the event such consent is given, the Unit Owner shall provide the Trustees, or its agent, with an additional key pursuant to its right of access to the demised premises.

10. Dogs, cats, or other pet animals or birds shall not be kept in any Unit. A Unit Owner, and never a tenant, guest or other occupant of the Unit, who owns a dog, cat or other pet animal or bird at the time of the purchase of the Unit, may request a written waiver of this restriction from the Trustees of the Boxberry Square Condominium Trust, who shall have the sole and exclusive right to determine whether to grant the waiver. Any such waiver shall terminate automatically when the Unit owner, for any reason, is no longer able to keep the pet in the Unit. The Trustees of the Boxberry Square Condominium Trust shall have the right to revoke the waiver at any time, without prior notice to the Unit, and shall impose any such other rules and regulations as they may deem just and proper for any pet in the Units or common areas and facilities pursuant to any waiver of this restriction.

II. Use of Common Areas and Common Facilities of the Condominium

l. There shall be no obstruction of the common areas or facilities nor shall anything be stored in the common areas or facilities without the prior written consent of the Trustees, except as hereinafter expressly provided. In the event that such approval is granted, storage shall be at the sole risk of the person storing the materials.

2. Nothing shall be hung from the windows, terraces, or balconies, or placed upon the window sills, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, terraces, or balconies. No clothing, sheets, blankets, laundry or any other kind or articles shall be hung out of a unit or exposed on the common areas or common facilities of Condominium. No accumulation of rubbish, debris, or unsightly materials will be permitted in the common areas or common facilities of the Condominium except in designated trash storage areas, nor shall common areas or common facilities be used for the general storage of personal property.

3. Other than chairs, benches, and tables of such number, nature and of such type as are actively used for residential purposes, and except for barbeque equipment, no other goods, materials, fixtures or paraphernalia, are to be

affixed, placed or stored on decks, terraces, balconies, patios, yard areas, driveways, and appurtenances except with the approval of the Trustees.

4. The Condominium Trust shall charge to a Unit Owner any damage to the mechanical, electrical, or other building service systems or any damage to the common elements caused by such Unit Owner or by his or her family, tenants, servants, employees, or visitors by their willful or negligence use, misuse, or abuse of those systems or elements. The reasonable cost of the work to repair such damage shall constitute a lien upon such unit and the Unit Owner shall be personally liable therefor.

5. Dogs, cats, or other pet animals or birds shall not be permitted in the common areas and facilities of the Condominium. A Unit Owner, and never a tenant, guest or other occupant of the Unit, who owns a dog, cat or other pet animal or bird at the time of the purchase of the Unit, may request a written waiver of this restriction from the Trustees of the Boxberry Square Condominium Trust, who shall have the sole and exclusive right to determine whether to grant the waiver. Any such waiver shall terminate automatically when the Unit owner, for any reason, is no longer able to keep the pet in the Unit. The Trustees of the Boxberry Square Condominium Trust shall have the right to revoke the waiver at any time, without prior notice to the Unit, and shall impose any such other rules and regulations as they may deem just and proper for any pet in the Units or Common Areas and Facilities pursuant to any waiver of this restriction.

III. Actions of the Unit Owners

1. No noxious or offensive activities shall be carried on in any unit, including the creation of noise, odor, and vibration, or in the common areas or common facilities of the Condominium; 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 Unit owner shall make or permit any disturbing noises in the buildings by him or her, his or her family, his or her tenants, servant's, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operation, or suffer to be operated a phonograph, television set, or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners.

2. Unit Owners shall comply with and conform to all applicable laws and regulations of the United States, Commonwealth of Massachusetts, and all ordinances, rules, and regulations of the Town of Rockland and shall indemnify and save the Condominium Trust or other Unit Owners harmless from all fines and penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

3. Unit Owners shall be held responsible for the actions of their children, tenants, licensees, occupants, guests and invitees.

IV. Insurance

l . Nothing shall be done or kept which will increase the rate of insurance on or any of the buildings, or contents thereof, applicable for residential use, without the prior written approval of the Trustees. No unit Owner shall permit anything to be done, or kept in his or her unit, or in the common areas or common facilities which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common areas.

2. The Unit Owner shall comply with the rules and regulations of the New England Fire Rating Association or other insurance inspection or rating bureau having jurisdiction thereof and with the rules and regulations contained in any fire insurance policy p\upon any building of the Condominium or the property contained therein.

3. Damage by fire or accident affecting the unit, common areas or common facilities or the liability of the Unit Owners or the Condominium Trust will be promptly reported to the Trustees immediately following the occurrence thereof.

V. Motor Vehicles

l. The common parking area shall not be used for any purpose other than to park duly registered, operable passenger automobiles excluding specifically trailers or boats and trucks and commercial vehicles unless same are on the premises for business purposes. No automobile

shall be parked in such manner as to impede or prevent ready access to another Unit Owner' parking space.

2. No unregistered automobiles or other vehicles may be stored or parked on any of the common areas of the Condominium.

3. No occupants of any Unit shall be allowed to keep or park more than two (2) registered and insured motor vehicles, including, all passenger cars, trucks & SUVs, in the designated parking spaces in the common areas and facilities of the Condominium. No commercial vehicles, RVs, campers, trailers of any kind, and boats or personal watercraft of any kind shall be permitted parked or stored in or on the common areas and facilities of the Condominium.

VI. General

l. No part of the common areas or common facilities of the Condominium shall be used for other than the purposes for which such part was designed or designated.

2. The recreational facilities, including but not limited to the tennis court, are for the exclusive use of Owners of Units, their families, their tenants and their invited guests and all such recreational facilities shall be used in accordance with rules and regulations adopted by the Trustees.

VII. Administration

l. Any consent or approval given under these rules and regulations may be added to, amended, or revoked at any time by the Trustees.

2. No Unit Owner shall send any employee of the Trust out of the Condominium or on any private business of the Unit Owners.

3. Any complaint regarding the management of the Condominium or regarding actions of the Unit Owners shall be made in writing to the Trustees or their designated agent.

4. All monthly charges shall be paid to the Trustees or their designated agents only. The Trust and the Trustees accept no responsibility for any payments made to unauthorized persons.

5. These rules and regulations (including the rules and regulations relating to recreational facilities of the condominium) may, from time to time, be amended, modified, rescinded, or otherwise changed by the Trustees, and other rules and regulations may be adopted by the Trustees, provided, however, a Unit Owner shall not be bound by such amendment, modification, or change until said Unit Owner has notice of such change. For purposes hereof, a notice of such amendment, modification or change conspicuously posted shall be deemed notice to all.

6. The Trustees from time to time promulgate rules and regulations for the use of the club house and other recreational facilities of the Condominium, if any there be.

PARKING AND TOWING POLICY

We, the undersigned Trustees of Boxberry Square Condominium Trust under Declaration dated May 2, 2005 and recorded with the Plymouth County Registry of Deeds in Book 30475, Page 103, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Boxberry Square Condominium Trust, the organization of Unit Owners of the Boxberry Square Condominium, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated May 2, 2005, and recorded with the Plymouth Country Registry of Deeds in Book 30475, Page 86, as may be amended, do hereby approve following parking resolution, in accordance with Article V, Section 11 of said Declaration of Trust.

1. Definitions
   a. There shall be no parking in any areas unless marked as parking spaces.
   b. There shall be no parking in marked fire lanes, including the fire lane by back gate.
   c. All vehicles are required to comply with the snow removal procedures. During snow

removal/plowing all vehicles must be moved to enable snow to be cleared for all parking and driveway areas.

2. Violations

a. The Trustees reserve the right to exercise all of their remedies for violations of the foregoing parking regulations in accordance with the Master Deed, the Trust, the rules and regulations and M.G.L. c. 183A which may include, but are not limited to, levying fines against the offending unit owner and, in the case of persistent violations, legal action to address the violations.

b. All fees, charges, costs and reasonable attorney's fees incurred by the Trustees in the enforcement of the provisions herein shall be charged to the applicable Unit Owner of the Unit to which such vehicle is maintained or corresponds and shall be collectable by the Trustees as a common expense with all of the rights and remedies set out both in the Condominium's constituent documents and M.G.L.c. 183A.

3. Towing / Removal of Vehicle

The Trustees may cause any vehicle improperly parked in violation of the foregoing Regulations to be towed and / or removed from the condominium premises in accordance with M.G.L. c. 266, sec. 120D at the offending party's sole cost and expense.

Recording this resolution at the Registry of Deeds shall constitute either actual or constructive notice of the provisions contained herein, without more.

EXECUTED as a sealed instrument this 14th day of March 2017.

SCHEDULE OF ACTION

Communication and reasonable discussion should resolve all violations of the Rules and Regulations. However, failure to successfully resolve the complaint would require the Board of Trustees to take action against the unit owner who refuses to comply with the requirements of the Association.

Schedule of Action will be as follows:

Step One

Written warning with a time frame for resolution and proposed fine to the violator. In order for the Board or Property Manager to take any action, all complaints or violations must be put in writing.

Step Two

Assessment of fine.

Step Three & Final Step

Collection of fine or action required by the Master Deed and or By-Laws of the Association.

Final Schedule

Unless otherwise stated in an individual rule, fines will be assessed as a last resort, and only after violators have been given adequate opportunity to defend themselves and bring the situation to a resolve. A fine is set at $50.00 per occurrence, 1st offence $50.00, 2nd offence $50.00 and 3rd and subsequent offences $100.00.

Any violation involving common areas will require the violator to be held responsible for the full cost of restoring the common area to its original state or repairing damage as a result of the infraction.

End of Text

Boxberry Square Condominium Trust

RGR Property Management Company
139 weymouth st rockland ma 02370

June 17, 2021

Dear Unit Owner,

RE: No Pet Policy at Boxberry Square

As you are aware Boxberry Square has a NO pet policy. **Master Deed, Page 5, Section 8 (f) - *Restrictions on Use of Units***, states as follows:

> *"Dogs, cats, or other pet animals or birds shall not be kept in any Unit. A Unit Owner, and never a tenant, guest or other occupant of the Unit, who owns a dog, cat or other pet animal or bird at the time of the purchase of the Unit, may request a written waiver of this restriction from the Trustees of the Boxberry Square Condominium Trust, who shall have the sole and exclusive right to determine whether to grant the waiver. Any such waiver shall terminate automatically when the Unit Owner, for any reason, is no longer able to keep the pet in the Unit. The Trustees of the Boxberry Square Condominium Trust shall have the right to revoke the waiver at any time, without prior notice to the Unit, and shall impose any such other rules and regulations as they may deem just and proper for any pet in the Units or Common Areas and Facilities pursuant to any waiver of this restriction"*

There is a two pet limit and the Board of Trustees has the right to evaluate each individual request for a waiver of the no pet policy. Waivers require a written request by the unit owners {i.e. the owner would submit on the renters behalf}, **prior** to the pet on the property with board approval. For those unit owners harboring a dog must provide the Board of Trustees with proof of liability insurance in the amount of no less than $500,000.00. Our insurance company **does not** allow the following dogs, as having one of the dogs listed can result in the cancelation of the association master insurance policy. *Akita, Chow, Doberman, German Shepherd, Pit Bull, Presa Canario, Rottweiler, Shibu Inu and Wolf Hybrid*. Mixed breed dogs containing any part of a breed of a prohibited dog are ineligible. Please note these dogs will be rejected by the board.

Every unit owner that has a pet(s) must fill out yearly the registration/application to harbor a pet, please fill out one form per pet and forward them to RGR Property Management Company at 139 weymouth st rockland ma or by email at office@rgrpropertymanagement.com by August 1st. If you have any questions, please call RGR Property Management at 617 275 8105 or email us at office@rgrpropertymanagement.com. Going forward, Unit Owners will be required to update their Pet Registration Forms annually by September 6th.

For those who do not comply with the above and or completing the paperwork on time each year a **fine of $50 per day**, **per pet**, will be applied to each unit for late submission of pet registration paperwork

Proof of insurance is not required for visiting pets, however, residents who wish to pet sit for a pet must submit an application to harbor a pet for any amount of time (this includes a day visit) to RGR Property Management Company 10 days prior to the pet's visit at Boxberry Square. The application must indicate how long the visiting pet is expected to stay at Boxberry.

PLEASE NOTE: All Unit Owners with pets are reminded that it is their sole responsibility to clean up after their pets (or visiting pets) at all times. Pets may not be curbed in common areas; the common areas include decks, patios, quad, common yard areas and driveways. Pets may only be curbed along the boundary area closest to you, please be mindful and be respectful of the privacy of your neighbors when curbing your pet. Failure to do so or if a complaint arises regarding a specific pet, the unit owner may be subject to a fine and/or termination of your pet privileges. There are no exceptions. The Board reserves the right to modify the enforcement of the pet policy if deemed necessary.

RGR Property Management Company, Inc.

Boxberry Square Condominium Trust

RGR Property Management Company

139 weymouth st rockland ma 02370

BOXBERRY SQUARE CONDOMINIUM TRUST
RULES AND REGULATIONS
Adopted October 21, 2025

1. Use of Unit

l. No Unit Owner shall do or permit to be done anything which will interfere with the rights, comfort, or convenience of other Unit Owners, it being the intent that Boxberry Square Condominium shall be a residential community wherein all residents may live in a peaceful and tranquil environment.

2. No industry, business, trade, commercial, or professional activities shall be conducted, maintained, or permitted on any part of the Condominium property; and no sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the unit, except such, as shall have been approved in writing by the Trustees.

3. Each Unit Owner shall keep his or her unit to which he or she has sole access in a good state of preservation and cleanliness.

4. No Unit Owner shall keep in his or her unit any inflammable, combustible, or explosive material, chemical or substance, except such commercial products as required in normal household use, and no Unit Owner shall barbecue or cook on the decks or balconies of the units.

5. No electrical device creating unusual electrical overloading may be used in the Unit without permission from the Trustees.

6. In accord with Section 8(c) of the Master Deed, Owners shall not cause or permit anything to be hung, affixed, attached, or displayed on the outside of windows, or placed on the exterior of a building and no balcony enclosure, awning, canopy, screen, antenna, sign, banner, window A/C unit, shutter, or other device may be erected, affixed to, or placed upon the exterior of a building or exposed on or at any window.

7. Nothing shall be done in any unit or in, on, or to the common areas or facilities which will impair the structural integrity of any building or which would structurally change any of the buildings.

8.The two Condominium dumpster areas are for the disposal of resident's normal household garbage and refuse only. Boxes must be broken down before being placed in the recycling bin which is located at the front dumpster. Items must be put in the dumpster and nothing shall be left on or around the dumpster. The Condominium's dumpster(s) and dumpster area shall not be used for the disposal of construction debris or material, hazardous material, appliances, mattresses, furniture, carpeting, or apartment/unit clean outs. Unit Owners/residents are responsible for the disposal of anything but their own household trash at their own expense. Recyclables shall be

placed into the recycling dumpster. Unit Owners who violate this rule shall be responsible for any additional costs incurred by the Trust and subject to fines.

9. The Trustees, or their designated agent, may retain a pass key to the premises for use in emergency situations or for access to repair or maintain common elements. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Trustees. In the event such consent is given, the Unit Owner shall provide the Trustees, or its agent, with an additional key pursuant to its right of access to the demised premises.

10. Dogs and cats are permitted in units occupied by the unit owner(s) on a conditional basis.This conditional basis is subject to termination by the Board of Trustees upon determination that a dog or cat is vicious, annoying to other owners or has otherwise become a nuisance or if the unit owner keeping a dog or cat violates any other condition set forth. Any unit with a dog or cat on the premises assumes full liability for any damage to persons or property resulting from the pet.The following conditions are subject to enforcement by the Board of Trustees:

(a) Each unit owner must register their dog or cat with the property management office and provide proof of current vaccinations, licenses and provide a description of the pet within 7 days of bringing the pet onto the premises.
(b) A dog or cat must be on a leash at all times when on the condominium premises, the use of leads is prohibited as well as the use of the common area courtyard.
(c) Dog and cat owners shall make certain that their pets refrain from repeated barking, howling or other noises that may disturb other units.
(d) Pet owners are responsible for removing and disposing of their pet(s) waste from the curbing areas and cleaning up any mess caused by the pet.
(e) Pet waste must be picked up and disposed of in a tied off bag, do not throw any pet waste in the barrels that are not in a tied bag

II. Use of Common Areas and Common Facilities of the Condominium

I. There shall be no obstruction of the common areas or facilities nor shall anything be stored in the common areas or facilities without the prior written consent of the Trustees, except as hereinafter expressly provided. In the event that such approval is granted, storage shall be at the sole risk of the person storing the materials.

2. Nothing shall be hung from the windows, terraces, or balconies, or placed upon the windowsills, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, terraces, or balconies. No clothing, sheets, blankets, laundry or any other kind or articles shall be hung out of a unit or exposed on the common areas or common facilities of Condominium. No accumulation of rubbish, debris, or unsightly materials will be permitted in the common areas or common facilities of the Condominium except in designated trash storage areas, nor shall common areas or common facilities be used for the general storage of personal property.

3. Other than chairs, benches, and tables of such number, nature and of such type as are actively used for residential purposes, and no other goods, materials, fixtures or paraphernalia, are to be Affixed on or in, placed or stored on decks, terraces, balconies, patios, yard areas, driveways, and appurtenances except with the approval of the Trustees.

4. Open fires, fire pits, tiki torches, and the like are not allowed on the Condominium property. Further, the use and placement of grills shall be restricted as follows:

a. No wood, charcoal, pellet fuels, or other non-gaseous cooking equipment shall be used, stored, or kindled on any portion of the common areas including, without limitation, on decks or balconies.

b. Gas grills are permitted to be used at grade and in accordance with fire codes.

c. Gas grills are not permitted on balconies above grade (at least 30” above the earth) -unless permanently installed in accordance with manufacturer’s specs, per State Code.

d. Gas grills shall not be used on a deck, balcony, or patio at grade or above grade, closer than 10 feet from any building or portion thereof made of combustible material. Therefore, when a gas grill is in use, it must be at least 10 feet not only from the main building, but also 10 feet from any portions that are combustible, including decks/balconies, per Code;

e. No grills shall be used, installed, kindled, or stored on any balcony or deck that is enclosed by a roof, walls, or any covering that would prevent air circulation unless a sprinkler system is installed per the Mass. Building Code, or is specifically permitted by the manufacturer’s instructions, per Mass. Code.

f. No grills shall be used, stored, or kindled under any overhang less than 10 feet from a building unless a sprinkler system is installed per the Mass. Building Code, or is specifically permitted by the manufacturer’s instructions – and its fuel is not present anywhere near the grill, unless permanently installed.

g. No grills shall be left unattended at any time.

h. When a gas grill is not in use, the fuel must be disconnected from the grill.

Once the grill is cool to touch, there are no restrictions as to where the grill itself (without the disconnected fuel source) may be stored. However, the tank itself must be stored more than 10 feet from the building and decks/balconies.

i. Gas fuel tanks shall not be used, stored in, or transported through any portion of a building.

5. Any residents hosting a party or large gathering require notice to the Board of Trustees via the property management office. Additionally, requests for use of the common areas require written approval from the Board of Trustees via the property management office.

6.Residents are required to clean up all trash and personal items from common areas immediately after use. This includes but is not limited to: bikes and sporting equipment.

7.Quiet hours are in effect from 11:00 pm to 7:00 am daily.

8.Holiday Decorations are permitted to be up for the month of the holiday (i.e. Valentine's Day for the month of February, St. Patrick's Day for the month of March and so on) Holiday decorations should be removed or taken down in a reasonable amount of time following the holiday.

9. The Condominium Trust shall charge to a Unit Owner any damage to the mechanical, electrical, or other building service systems or any damage to the common elements caused by such Unit Owner or by his or her family, tenants, servants, employees, or visitors by their willful or negligence use, misuse, or abuse of those systems or elements. The reasonable cost of the work to repair such damage shall constitute a lien upon such unit and the Unit Owner shall be personally liable therefore.

III. Actions of the Unit Owners

1. No noxious or offensive activities shall be carried on in any unit, including the creation of noise, odor, and vibration, or in the common areas or common facilities of the Condominium; 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 Unit owner shall make or permit any disturbing noises in the buildings by him or her, his or her family, his or her tenants, servant's, employees, agents, visitors, and

licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operation, or suffer to operate a phonograph, television set, or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners.

2. Unit Owners shall comply with and conform to all applicable laws and regulations of the United States, Commonwealth of Massachusetts, and all ordinances, rules, and regulations of the Town of Rockland and shall indemnify and save the Condominium Trust or other Unit Owners harmless from all fines and penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

3. Unit Owners shall be held responsible for the actions of their tenants, licensees, occupants, guests and invitees.

4.In order to assist the Trustees in administering the Common Elements and in complying with M.G.L. c. 183A, each and every Unit owner shall complete and return to the Trustees, upon request, an Administrative Questionnaire in the form requested by the Trustees setting forth the following information; the names and addresses of the Unit owners; the names and addresses of any parties holding mortgages on the Unit; and the names of any tenants or other occupants of the Unit other than the Unit owners. Any pets or service animals in the unit and vaccinations and registrations for the animal. All vehicle information for persons in the unit. Failure to comply with such a request and complete and return such Administrative Questionnaire to the Trustees within thirty (30) days of said request shall subject the Unit Owners to a fine in the amount of $250.00 or such greater amount as is necessary for the Trustees to obtain a title search and/or for any other investigation by the Trustees to ascertain said information on the Unit owners' behalf.

IV. Insurance

l . Nothing shall be done or kept which will increase the rate of insurance on or any of the buildings, or contents thereof, applicable for residential use, No unit Owner shall permit anything to be done, or kept in his or her unit, or in the common areas or common facilities which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common areas.

2. The Unit Owner shall comply with the rules and regulations of the New England Fire

Rating Association or other insurance inspection or rating bureau having jurisdiction thereof and with the rules and regulations contained in any fire insurance policy upon any building of the Condominium or the property contained therein.

3. Damage by fire or accident affecting the unit, common areas or common facilities or the liability of the Unit Owners or the Condominium Trust must be promptly reported to the Trustees immediately following the occurrence thereof.

V. Motor Vehicles

I. The common parking areas shall not be used for any purpose other than to park duly registered, operable passenger automobiles excluding specifically trailers or boats and trucks and commercial vehicles unless the same are on the premises for business purposes. No automobile shall be parked in such manner as to impede or prevent ready access to another Unit Owner' parking space. All motorcycles are required to park in the designated motorcycle parking in the guest parking area.

2. No unregistered automobiles or other vehicles may be stored or parked on any of the common areas of the Condominium.

3. No occupants of any Unit shall be allowed to keep or park more than two (2) registered and insured motor vehicles, including, all passenger cars, trucks & SUVs, in the designated parking spaces in the common areas and facilities of the Condominium. No commercial vehicles, RVs, campers, trailers of any kind, and boats or personal watercraft of any kind shall be permitted parked or stored in or on the common areas and facilities of the Condominium.

4. Each unit is assigned a numbered parking spot, parking in your numbered spot is required for the first vehicle arriving to the unit, a second vehicle can park in an unnumbered spot.

VI. General

I. No part of the common areas or common facilities of the Condominium shall be used for other than the purposes for which such part was designed or designated.

VII. Administration

I. Any consent or approval given under these rules and regulations may be added to, amended, or revoked at any time by the Trustees.

2. No Unit Owner shall send any employee of the Trust out of the Condominium or on any private business of the Unit Owners.

3. Any complaint regarding the management of the Condominium or regarding actions of the Unit Owners shall be made in writing to the Trustees or their designated agent.

4. All monthly charges shall be paid to the Trustees or their designated agents only. The Trust and the Trustees accept no responsibility for any payments made to unauthorized Persons.

5. These rules and regulations (including the rules and regulations relating to recreational facilities of the condominium) may, from time to time, be amended, modified, rescinded, or otherwise changed by the Trustees, and other rules and regulations may be adopted by the Trustees. For purposes hereof, a notice of such amendment, modification or change conspicuously posted shall be deemed notice to all.

6. The Trustees from time to time promulgate rules and regulations for the use of the clubhouse and other recreational facilities of the Condominium, if any there be.
PARKING AND TOWING POLICY 1.Any vehicles not appropriately moved to enable snow removal may be towed immediately, without additional prior notice, and the unit with which the vehicle is associated will be assessed a $50 fine. Residents who will be away during times when it may snow are responsible for making arrangements to ensure their vehicles can be moved.

2. Violations
a. The Trustees reserve the right to exercise all of their remedies for violations of the foregoing parking regulations in accordance with the Master Deed, the Trust, the rules and regulations and M.G.L. c. 183A which may include, but are not limited to, levying fines against the offending unit owner and, in the case of persistent violations, legal action to address the violations.

b. All fees, charges, costs and reasonable attorney's fees incurred by the Trustees in the enforcement of the provisions herein shall be charged to the applicable Unit Owner of the Unit to which such vehicle is maintained or corresponds and shall be collectable by the Trustees as a common expense with all of the rights and remedies set out both in the Condominium's constituent documents and M.G.L.c. 183A.

3. Towing / Removal of Vehicle

The Trustees may cause any vehicle improperly parked in violation of the foregoing Regulations to be towed and / or removed from the condominium premises in accordance with M.G.L. c. 266, sec. 120D at the offending party's sole cost and expense. Recording this resolution at the Registry of Deeds shall constitute either actual or constructive notice of the provisions contained herein, without more.

EXECUTED as a sealed instrument this ___21___ day of ____October_____ 2025.

SCHEDULE OF ACTION

Communication and reasonable discussion should resolve all violations of the Rules and Regulations. However, failure to successfully resolve the complaint would require the Board of Trustees to take action against the unit owner who refuses to comply with the requirements of the Association. Except as otherwise provided in the Master Deed, the Declaration of Trust, or these Rules and Regulations, the Schedule of Action will be as follows:

Step One

Written warning with a time frame for resolution and proposed fine to the violator. In order for the Board or Property Manager to take any action, all complaints or violations must be put in writing.

Step Two

Assessment of fine.

Step Three & Final Step

Collection of fine and/or initiation of additional legal action as permitted pursuant to M.G.L. c. 183A, the Master Deed, or the Declaration of Trust, or these Rules and Regulations. A fine is set at $50.00 per occurrence, 1st offense $50.00, 2nd offense $50.00 and 3rd and subsequent offenses $100.00.

Any violation involving common areas will require the violator to be held responsible for the full cost of restoring the common area to its original state or repairing damage as a result of the infraction.

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End of Text