

BOOK 9358PC243

January 11, 1988

YATES HOUSE CONDOMINIUM TRUST

RULES AND REGULATIONS

Each Unit Owner, invitee, employee, relative, guest, lessee, or otherwise, hereinafter referred to as Occupant of the Condominium Property, shall, in addition to the obligations and duties as set forth in the Master Deed, Declaration of Condominium, the By-Laws or any amendments thereto, be governed by the following regulations.

1. The sidewalks, entrances and passages must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Occupant on any part of the outside or inside of the demised premises of the building without the prior written consent of the TRUSTEES, except on door buzzers.

3. No awnings or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the demised premises, without the prior written consent of the TRUSTEES.

4. No washer or dryer shall be installed in any Unit by any Unit Owner or Occupant without the prior written consent of the TRUSTEES.

5. Units shall be used for the intended and approved residential purposes only.

6. The disposition of trash shall be only by the use of receptacles supplied by the TRUSTEES and as in the manner they so direct.

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7. No Occupant may make or permit any disturbing noises in the building or on the Property nor do or permit anything to be done that would interfere with the rights, comforts, or other conveniences of other Occupants. No vocal or instrumental practice nor instruction is permitted before 9:00 a.m. or after 9:00 p.m. weekdays and before 11:00 a.m. or after 9:00 p.m. on weekends.

8. The TRUSTEES shall retain a pass key to the Units. No Occupant shall alter any lock or install a new lock or a knocker on any door of the premises without the written consent of the TRUSTEES. In case such consent is given, the Occupant shall provide the TRUSTEES with an additional key for the use of the TRUSTEES pursuant to its right of access to the demised premises.

9. No Occupant shall allow anything whatever to fall from the windows or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance onto the exterior of the building or upon the grounds.

10. No permanent radio or television installation shall be made without the written consent of the TRUSTEES. Any aerial erected on the roof or exterior walls of the building without the consent of the TRUSTEES in writing, is liable to removal without notice.

11. No Occupant shall cause clotheslines to be affixed on the buildings or on the grounds surrounding said buildings.

12. No Occupant shall engage in door to door solicitation for business purposes nor shall an Occupant cause any solicitor or peddler to engage in such door to door activity.

13. Each Occupant shall abide by the Rules and Regulations of the Unit Owners policy regarding household pets. No pets shall be permitted to reside on the premises without the prior written consent of the TRUSTEES. Should additional costs be incurred by the TRUSTEES of Unit Owners for the upkeep of common areas due to said animals, those Unit Owners owning household pets shall reimburse the TRUSTEES and shall bear these additional costs.

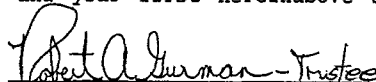
14. No Occupant shall allow minor children to congregate in common areas. No toys, carriages, bicycles, wading pools or the like shall be stored or left overnight in any outside areas of the buildings.

15. Complaints regarding the service of the building shall be made in writing to the TRUSTEES or its agents.

16. These Rules and Regulations may be added to, amended, or replaced at any time by vote of a majority of the TRUSTEES or by a written instrument signed by a majority thereof. Any consent or approval given under these rules by the TRUSTEES may be revoked at any time.

17. Consent of the TRUSTEES with regard to any rule or regulation shall mean consent of a majority of the TRUSTEES.

IN WITNESS WHEREOF, the said Robert A. Gurman, has hereunto set his hand and seal on the day and year first hereinabove set forth.

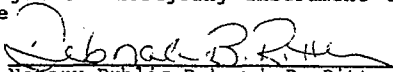
  
ROBERT A. GURMAN

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

January 11, 1988

Then personally appeared the above-named ROBERT A. GURMAN, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public Deborah B. Ritter  
My commission expires: 4/13/90