

CANTERBURY VILLAGE CONDOMINIUM TRUST

RULES & REGULATIONS

In these rules and regulations, the word "Condominium" shall refer to Canterbury Village Condominiums and the words "Common Areas", "Facilities", "Declarant", "Trustees", "Unit" and "Unit Owners" shall have the meaning given to these terms in the Master Deed creating Canterbury Village Condominiums.

1. Unit Owners and occupants shall not cause, nor shall they suffer obstruction of Common Areas and Facilities except as the Trustees may in specific instances expressly permit. The walkways of Canterbury Village Condominium Association shall not be obstructed or used for any other purpose other than ingress to and egress from the condominium units. Nothing shall be shaken from the doors or windows.

2. Unit Owners and occupants shall not cause defacement, by means of paint, ink, chalk, or any other material, to any Common Area and Facilities, including walkways, parking areas and pool area.

3. No Unit Owner or occupants shall use his Unit in such fashion as to result in the cancellation of insurance maintained by the Trustees on the condominium or any increase in the cost of such insurance, except that uses resulting in increases in premiums may be made by specific arrangement with the Trustees providing for the payment of such increased costs by the Unit Owner concerned.

4. No noxious, offensive or illegal activities shall be permitted in any Unit, exclusive use areas or Common Areas, not shall anything be done therein, either willfully or negligently, which is, or may become, any annoyance to other Unit Owners or occupants. No Unit Owner shall make or permit disturbing noises by him/herself, his/her family, servants, pets, employees, agents, visitors, lessees or licensees. No Unit Owner will do or permit anything that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants.

5. Unit Owners or occupants are allowed to hang wreaths or other decorative items, not to exceed 24 inches in diameter, on the exterior of the unit entry doors. No items are to be placed or hung on the interior Common Area walls, stairs, halls, landings or the outside walls, windows, deck railings, doors or roof of the Condominium, including but not limited to satellite dishes, signs, awnings, shutters, antennas, clothes, clotheslines, sheets, laundry. Nothing shall be hung from the windows or placed upon the windowsills. This excludes window treatments placed on the inside of the windows.

6. Unit Owners may install washers and/or dryers with prior written permission from the Board of Trustees. The Unit Owner will assume all responsibility for any damage resulting from the installation and/or usage of the equipment. All private washers currently in the units at the time of this filing June 3, 1997, are allowed to remain as is. All future installations of washers are to include a drip pan located underneath the equipment. Usage of washers and/or dryers in units and common areas between the hours of 10:00 PM and 7:00AM is prohibited.

7. "For Sale", "For Rent", "For Lease" signs are not permitted anywhere on the property.

8. The installation and usage of satellite dishes are addressed in a separate addendum to the Rules and Regulations, as recorded with the Bristol County Northern District Registry of Deeds in Book 3578, page 145, as must be following accordingly.

9. Rules for the pool and pool area are posted in the pool area and are to be followed in accordance with local and state health codes, laws and the condominium documents. Violation of any posted or listed rule can result in banishment from the pool and pool area by the Trustees.

10. Unit Owners or occupants are allowed to place their names on the resident listing by the building entry door only. No other placement of identification is allowable.

11. The Unit Owner or occupant may not, at any time, make any changes or modifications of the exterior of said Unit or any interior changes that would affect, or in any modify, the structural or supportive characteristics of the Building or its service; however, such Owner may at any time and from time to time, make non-structural interior changes in his Unit, subject always to provisions of this Master Deed and the provisions of the Condominium Trust. Any and all work, with respect to the foregoing shall be done in a good and workmanlike manner pursuant to building codes, and pursuant to plans and specifications, which have been submitted to and approved by the Condominium Trustees. A Unit Owner or occupant may, however, decorate the interior of his Unit without the consent of the Condominium Trustees. Replacement of Doors and Windows must be of like style and requires prior written consent of the Board of Trustees

12. Dirt and/or other substances shall not be thrown or swept from Units. Common areas shall be kept free and clear of all rubbish, debris and other unsightly materials. No garbage cans or containers of any type, including plastic bags, shall be placed in the Common Areas. Unit Owners are responsible for bagging their trash and depositing same in containers provided for that purpose.

13. No personal property of any Unit Owner or occupant shall be left in any common area, including but not limited to hallways, walkways, basements, parking lots, pool/pool area and lawns, unattended without the express written permission of the Board of Trustees. Personal property left in any common area may be disposed of by the Board of Trustees by sale or any other means. Any profit from such sale shall become a profit of the Canterbury Village Condominium Trust. Any costs of any such disposal shall be added to the common expenses of any individual unit owner responsible for the placement of the personal property in the common area.

14. Toys, Strollers, and bicycles are not to be left on the walkways or lawn areas unattended. All toys, Strollers, and bicycles are to be put away when not being played with or used, and at the end of the day. They can be stored on the balcony/decks, in accordance with Rule 15. Bicycles and Strollers can be stored in the basements as long as they are not blocking access to any storage unit, utility area or entrances.

15. The Exclusive Use Area is the balcony/deck, hereby referred to as "deck", on the outside of each Unit:

- A. Decks shall be kept in orderly fashion at all times.
- B. Nothing shall be hung on the buildings or the exterior of the railings.
- C. Decks will be painted the color/shade approved by the Board of Trustees.
- D. Decks may not be used for the storage of personal property except for grills, customary deck furniture and a minimal amount of children's toys.
- E. Flower boxes are allowed and shall be hung on the inside of the railings of the decks.
- F. Propane or other types of gas tanks, whether attached or detached from a grill, are forbidden from being stored *or used* on second floor balconies/decks or within the buildings.
- G. No personal items, clothes, linens shall be hung over the deck railings.

16. The assigned parking spaces may be used for the parking of private automobiles, motorcycles, and non-commercial vans and trucks with valid inspection stickers, and which are fully registered and insured in accordance with applicable statutes and regulations. Commercial vehicles (those having signs, painted logos or are continuously "equipment burdened") are banned.

All units have exclusive use of one numbered parking spot which is to be used as the primary space. Additional parking is available in the unmarked spots, however no Unit Owner or occupant shall have more than two (2) motor vehicles parked at the condominium on a regular basis. Additional parking may be available for a fee with written permission from the Board. No repairing of vehicles shall take place within the Condominium, nor shall the parking area be used for any purpose other than to park motor vehicles or bicycles.

17. Each unit is allowed one designated storage area in the basement of the same building. A Unit Owner may request permission from the Board of Trustees for an additional storage area, up to 100 square feet, at the sole expense of the Unit Owner. The request must be made in writing to the Board of Trustees and must include a written plan showing the dimensions and method of construction. Written approval or denial of the request will be provided by the Board of Trustees.

18. The Board of Trustees, managing agent or any contractor authorized by the Board of Trustees/managing agent may enter any unit after notification to the Unit Owner (except in the case of an emergency) for the purpose of inspecting or performing work in the Unit.

19. Unit Owners may keep customary house pets in any unit with the prior written permission of the Board of Trustees, provided that such pets do not create a nuisance. No dog or cat is allowed to roam freely in the interior common areas, including hallways and basements. All dogs are to be leashed while in the interior and exterior common areas, including lawns and parking areas. Breeding of pets shall not be permitted. All pets must be registered with the Board of Trustees. Violations of this By-Law can result in removal of the pet from the property.

20. It is the intention of this By-Law to eventually terminate dogs, cats and any other uncaged pet from tenant occupied units at Canterbury Village Condominiums. All dogs, cats or uncaged pet residing in tenant occupied units at the time of this filing June 3, 1997, are allowed to remain. Should the pet leave the premises through death, other loss or end of tenancy, the pet may not be replaced. Tenants new to the premises after the time of this filing may not have a dog, cat or uncaged pet residing or visiting in their rented unit. Tenants violating this By-Law will be asked to remove their animal. The Unit Owner of the unit in question will be fined in accordance with the By-Laws.

Please see Pet Resolution dated May 1, 2001 regarding no dogs allowed at the property.

21. No Unit Owner or any of his/her agents, servants, employees, lessees, licensees or visitors shall, at any time, bring into or keep in his/her Unit or any portion of the property chemical or substance except such lighting, cleaning and other fluids, materials, chemicals, and substances as are customarily incidental to residential use. No wood or coal stoves, gas fireplaces, or similar devices shall be permitted in any Unit or deck.

22. The Board of Trustees, or the designated agent, ***must be provided with*** a pass key to each unit ***by the unit owner, for emergency access. The unit owner is responsible for supplying copies of current keys.***

23. A Unit Owner shall rent or lease his unit to another party without consent of the Board of Trustees or other Unit Owners. However, the tenant(s) must abide by the provisions of the Master Deed and Declaration of Trust, including the Rules and Regulations. The Unit Owner must obtain a signed statement from all tenants stating that the tenant(s) have reviewed and understand the Rules and Regulations. Such statement is to be forwarded to the Management Company immediately upon tenant occupancy.

24. No smoking is allowed in any indoor common area or in the pool area.

25. The Board of Trustees may fine any Unit Owner for any infraction of the Rules and Regulations or any provision of the Master Deed or Declaration of Trust, committed by any such Unit Owner, guest(s) or tenant(s). The schedule of fines is: First Offense ***-\$20.00***, Second Offense ***-\$30.00***, Third and subsequent offenses ***-\$50.00***. An additional \$20.00/day fine for each day after notification that an offense continues, may also be assessed by the Board. Fines will become a part of the Unit's common expenses.

26. A \$10.00 late fee shall be charged for any maintenance fee received after the 10th of the month. An interest charge of 1 1/2% per month on any balance due for more than ninety (90) days may also be charged.

27. The use of the common elements by Unit Owners, their guests or lessees, as well as the use of the Units, shall be the responsibility and at the sole risk of the respective Unit Owner. The Board of Trustees, the designated agent or employees shall bear no responsibility. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees and lessees.

28. There shall be no organized sports activities, yard sales, picnicking or fires at the property, unless approved by the Board of Trustees.

29. Any Unit Owner may request permission, for themselves or lessee, for any action prohibited by the Rules and Regulations, of the Board of Trustees. Such a request must be made in writing. The Board of Trustees is not obligated to approve any request based upon the actions of the current or past Board of Trustees.

30. Complaints of violations of these Rules and Regulations must be made in writing to the Management Company. If the Trustees feel that the complaint is justified, they will take whatever action they deem necessary.

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

32. The Board of Trustees shall have the authority and duty to enforce these Rules and Regulations but, at their discretion, may delegate such enforcement, authority and duties under these Rules and Regulations to whomever they deem desirable.

33. In the event the foregoing Rules and Regulations, or any portion thereof, shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect the validity or enforceability of any other Rule and Regulation or any portion of any Rule and Regulation which has not been held to be invalid, illegal or unenforceable.

34. These Rules and Regulations can be revised in any way at any time by the Board of Trustees as conditions warrant, provided that written communication is sent to each Unit Owner advising him/her of the change.

35. Any Unit Owner who violates these Rules and Regulations or is responsible for any such violations shall pay all associated fines and costs and/or expenses incurred by the Board of Trustees, including, without limitation, reasonable attorney's fees in connection with collection of fines and the enforcement of these Rules and Regulations. Unpaid fines shall constitute a lien against the Unit in accordance with Massachusetts General Law, Chapter 183A and Article V, Section 2.D of **The Canterbury Village Condominium Trust**.

We, the Trustees of Canterbury Village Condominium Trust, recorded with the Bristol County Registry of Deeds in Book 3578, page 162, hereby amend the Rules and Regulations in accordance with Article V, Section 1.e. of said Trust of Canterbury Village Condominium Trust c/o The Lorell Management Corporation, 84 Richardson Ave., Norton, MA 02766

CANTERBURY VILLAGE CONDOMINIUM ASSOCIATION

Post Office Box 832, Mansfield, Massachusetts 02048

**BOARD OF TRUSTEES
VOTE OF APPROVAL OF RESOLUTION:**

WHEREAS, the Board of Trustees, as provided by Section 1 Powers and Duties of Trustees, Paragraph e., of the Declaration of Trust of the Condominium, are given the responsibility to adopt and amend rules and regulations covering the details of the operation and use of the common elements;

WHEREAS, the Board of Trustees believe that a need exists for establishing Rules and Regulations regarding Dogs on the premises of the Condominium Association;

NOW THEREFORE, be it resolved that by vote of the Trustees, the following Rule regarding dogs, is hereby approved:

No dogs will be allowed at Canterbury Village Condominium. The Board of Trustees may grant permission to only those dogs that are required by the owner or occupants for medical use. A physician's certificate will be required.

Approved: May 1, 2001

Irene Coyne, Trustee

Tracy Tavener, Trustee

Jean Pitcher, Trustee

Diane Clifton, Trustee

Les Barton, Trustee