

Ridge Crest Condominium Trust

Amendment to Rules & Regulations Antenna Restrictions

RIDGE CREST CONDOMINIUM TRUST

AMENDMENT TO RULES & REGULATIONS

The undersigned, being a majority of the Trustees of the Ridge Crest Condominium Trust, under declaration of trust recorded with the Bristol County Northern District Registry of Deeds in Book 8968, Page 161, as amended (the "Trust") hereby amend the Trust's rules and regulations by adding the following in accordance with the authority granted to us in Article V, sec. 5.1.6 of the said Trust:

Antenna Restrictions

Definitions

(a) The term "Reception Antenna" as used herein means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Without limiting the generality of the foregoing, examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structures are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna, provided that it meets Federal Communication Commission standards for the radio frequency radiation. Structures similar to Reception Antennae are any structure, device or equipment that are similar in size, weight and appearance to Reception Antennae.

(b) The term "Transmission Antenna" as used herein means any antenna, satellite dish or structure used to *transmit* radio, television, cellular or other signals other than a Reception Antenna. Transmission Antennae are prohibited at the condominium.

Regulations

1. No resident of the condominium shall install a Reception Antenna on any portion of the common areas and facilities, unless the area is either a limited common element or exclusive use area granted to the unit in which the resident resides pursuant to the provisions of the condominium's master deed.

2. A Reception Antenna which encroaches upon either the air space of another resident's unit, or another resident's limited common area, or upon the general common areas does not comply with the herein regulations.

3. Tenants must obtain the written permission of the unit owner(s) of the rented unit before installing a Reception Antenna anywhere upon the condominium property, including without limitation, on any limited common areas and facilities, exclusive use areas or general common areas, as defined in the condominium's master deed as being within the unit owner's exclusive use or control.

4. If a Reception Antenna is installed either in a limited common area or exclusive use area as defined in the condominium's master deed, such installation shall be subject to the following:

(A) Reception Antennae shall be no larger than necessary for reception of an acceptable quality signal and, under no circumstances, shall Reception Antennae be larger than one meter in diameter.

(B) Masts, supports, and other structures more than twelve (12') feet in height may only be installed with the prior written permission of the condominium's governing board, due to safety concerns related to both wind loads and the risk of falling structures. The unit owner must submit an application, including detailed drawings of both the proposed structure and the proposed methods of anchorage.

(C) Reception Antennae may only be placed in areas that are shielded from view from both outside the condominium and from other units to the extent reasonably possible; provided that nothing herein shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal, unless no acceptable reception is available either in any limited common area or in exclusive use area.

(D) In no event may Reception Antennae be installed on roofs, lawns or other general common areas, unless the resident first attempts to install a Reception Antenna within his or her unit and, if an acceptable signal is not possible from within the unit, the resident must then attempt to install a Reception Antenna upon an exclusive use area appurtenant to his or her unit as defined in the condominium's master deed.

(E) Prior to installing a Reception Antenna upon an exclusive use area appurtenant to the resident's unit as defined in the condominium's master deed, the resident must first provide the Board with written certification signed under the pains and penalties of perjury by a qualified Reception Antenna installer, certifying that an acceptable quality signal cannot be received with the resident's unit.

(F) Reception Antennae or similar structures shall not be placed in areas which blocks fire escapes, walkways, entranceways or exits, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other utility rooms or services necessary for the safety of the residents of the condominium. The purpose of this rule is to permit evacuation of residents in the event of an emergency and to provide unobstructed access for emergency personnel and equipment.

(G) Reception Antennae or similar structures shall not be placed within two feet of electric power lines, and in no event shall they be placed within an area reachable by the play in the electric power lines. The purpose of this rule is to prevent personal injury and damage resulting from contact with power lines.

(H) If Reception Antennae are allowed to be placed outside the units, they must be painted to either match or be compatible with the color of the building. In addition, the Board may require the installing resident to install and maintain inexpensive screens or plants to shield the same from view.

(I) Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that does not materially damage either the common elements or units, void any warranties of the condominium or other owners, or impair the watertight integrity of the condominium buildings.

(J) Residents who either own or use a Reception Antenna are solely responsible for all costs associated with the Reception Antenna including, but not limited to, costs related to: repair, maintain, remove or replace the Reception Antenna; repair damage to the common elements, the units or other property caused thereby; medical expenses incurred by any person injured as a consequence thereof; and reimbursements to other residents or the condominium association for any such damages or injuries.

(K) Any and all installers of Reception Antennae at the condominium shall, prior to commencement of any work, provide the Board with evidence of both an appropriate license to perform such work and evidence of appropriate liability insurance which names the condominium's organization of unit owners as an additional insured named thereon.

(L) Due to safety concerns related to the danger of falling structures, all Reception Antennae shall be securely attached to the building or the ground and shall have guy wires securing the device; provided that such guy wires and other securing devices may only be attached to areas which are either limited common areas or exclusive use areas appurtenant to the installing resident's unit pursuant to the condominium's master deed. Otherwise, such securing devices and guy wires may not be affixed to any part of the general common elements.

(M) Residents shall not allow Reception Antennae to either fall into disrepair or become a safety hazard.

(N) The residents of any one unit may install a maximum of only either one (1) Reception Antenna or one (1) satellite dish.

(O) Transmission Antennae arprohibiteded any where at the condominium.

(P) The applicable resident is solely responsible for the prompt removal of an installed Reception Antenna upon demand by the Board with reasonable notice, if removal is reasonably required in order to repair, maintain or replace the area where the Reception Antenna was installed. If the resident fails to do so, the organization of unit owners shall assess the reasonable costs incurred by it for such removal, which shall be collectable as a common expense.

Process and Procedure

In the event of any violation of these rules and regulations, the condominium's organization of unit owners may bring an action for declaratory or injunctive relief either through the Federal Communications Commission ("FCC") or in a court of competent jurisdiction. To the extent permitted either by the FCC or by a court, as is applicable, the unit owners organization shall be entitled to collect the amount of fines assessed for violations, as well as its reasonable attorneys' fees, costs and expenses.

If any portion of the foregoing rules and regulations are adjudicated to be invalid, the remaining portion hereof shall remain in full force and effect. In all other respects, the Rules and Regulations as hereby amended are ratified and affirmed.

EXECUTED as a sealed instrument this 10th day of June, 2002.

TRUSTEES OF RIDGE CREST
CONDOMINIUM TRUST,

Kathleen C. Place)
Kathleen C. Place)
Vicki Logan)
Vicki Logan)
John McVeigh)
John McVeigh)
Susan R. Kerecz)
Susan R. Kerecz)

AS TRUSTEES
NOT INDIVIDUALLY

PROOF THE NOTARY PUBLIC
P.O. BOX 833
MANFRED, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

JUNE 10, 2002

Then personally appeared the above named KATHLEEN O'RADE, Vicki LOGAN

John McVeigh and SUSAN R. Kerecz and acknowledged the foregoing

instrument to be their free act and deed as trustees, before me.


Notary Public THEDA M. HORNING
My commission expires: 8-9-07