

GOLDEN OAKS HOMEOWNER'S ASSOCIATION TRUST

C/o Southeastern Property Management Inc.

108 W. Main Street

P. O. Box BG

Norton, Ma. 02766

508-286-0095

(fax) 508-286-0096

February 27, 2013

Dear Homeowner:

Attached please find a copy of the newly recorded Rules and Regulations for Golden Oaks.

Please review them and add them to your important documents for Golden Oaks Homeowner's Association.

Thank You.

Golden Oaks Homeowner's Association.
Board of Trustees

GOLDEN OAKS HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS
(BOOK 14557, PAGE 47)

The undersigned, being the members of the Board of Trustees of the Golden Oaks Homeowners Association Trust, under Declaration of Trust dated March 1, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Book 14557, Page 47, (the "Trust"), do hereby adopt the following Rules and Regulations governing the enjoyments of the Trust property pursuant to Paragraph 4 Section C of said Trust:

STATEMENT OF INTENT

Golden Oaks is intended for residential use. The following rules govern the use of property in furtherance of this purpose for the benefit and safety of all owners, tenants and guests. All residents and guests are requested to observe these rules as to protect and enhance the value of our welfare and property. These rules do not unduly restrict, interfere with or burden the use of the property, and, in fairness to all, should be followed by all. These rules are in part taken from our current 'Declaration of Easements, Restrictions and Covenants' as well as our 'Golden Oaks Homeowners Trust Document', as of 01/01/2013. For the purpose of this document, the reference to "member" is synonymous to "owner."

1. RESIDENTIAL USE. No house shall be used for business or professional purpose.
 - a. Any tenant shall be bound by the same prohibition against the conduct of a business thereon.
 - b. Golden Oaks homes sold to anyone who is less than 55 years old, for occupancy by someone 55 or above, requires notification to the Board of Trustees.
 - c. In all cases, when a resident is having a family member stay with them for a period of less than 30 days and they are not 55 years of age, they must inform the Board in writing stating the length of time that they will be living in the home. This addresses a short term stay in the home, under 30 days. For a long stay in the home (over 30 days), any resident may request, in writing, permission from the Board of Trustees to allow on a temporary basis for a direct member of their family who is less than 55 years of age to live in the home. Temporary, by definition, shall mean no longer than 6 months. Any request for additional time beyond the 6 months shall be negotiated with the Trustees, and their decision will be dependent upon the specific circumstances of the extension request. Children of school age will not be allowed to enroll in the Easton Public Schools.
 - d. Refer to Tenancy Restrictions (Item # 8).

2. BUILDING AND BUILDING EXTERIORS. The requests pertaining to construction, maintenance, and alteration of any building must be documented in detail and approved by the Golden Oaks Architectural Review Committee, currently Poquanticut Realty Trust until developer has completed the community (as specified in Declaration of Easements, Restrictions & Covenants, Section 5 g).

3. USE OF COMMON AREAS. No waste shall be deposited, or noxious or offensive use made of common areas that would be an annoyance or nuisance to others such as littering, depositing debris of any kind, damage to common areas, unruly gatherings, unreasonable noise, etc.
 - a. Shrubs may be added around utility areas at owner's expense.

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4. EXTERIOR OF BUILDINGS. All houses and their exteriors shall be kept in a neat and clean condition at all times and in good state of repair consistent with the neighborhood.
5. HOLIDAY DECORATIONS. All holiday decorations must be tastefully displayed on your property. Please be advised, any decorations or property of the owner placed outside of their home on their property is solely at the risk of the property owner. The association bears no responsibility for any damage that may occur. This does not limit the property owner from any rights it may have against negligent acts of a third party.
 - a. Holiday decorations may be displayed the first weekend after Thanksgiving and removed by January 15th of each year.
 - b. Decorations for other holidays, may be displayed a month before the holiday and removed the week following the holiday
 - c. Members may not utilize the common areas for holiday decorations unless authorized by trustees.
6. PETS. Pets may be maintained by owners, but shall not be allowed to become a nuisance. Pets shall be properly secured (e.g. leashed) when not in the owners' house and shall not be allowed on other owner's property.
 - a. Pets must be leashed, restrained and accompanied by members to insure they don't become a nuisance to others when outside of their house.
 - b. When on their owners' property, pets must be secured and restrained in an appropriate manner in order to insure safety, respect, not frighten and avoid annoying other members, tenants, guests and pets.
 - c. Pets must not be allowed on any member's property. Use of non-landscaped common areas is preferable, however must be policed by owner. Animal waste of any kind can contaminate lawns and soil.
 - d. It is the responsibility of pet owners to clean up and remove waste after their pets during all weather conditions in all seasons to insure that Golden Oaks remains clean and sanitary.
 - e. Pet restraining pens are not allowed.
 - f. Barnyard animals are not allowed.
 - g. Pets are restricted to two per residence.
7. OUTDOORS EQUIPMENT. Unapproved signs, clotheslines, antennas (except insofar as such prohibition thereof is specifically precluded by applicable Federal or state law), refuse, loose clothing or towels on decks, unregistered motor vehicles, commercial vehicles, vehicles with lettering, ladders, smaller equipment, shall not be placed or maintained in public view of other owners. Sports equipment shall be stored when not in use and cannot be affixed to your property, such as basketball nets. Any outdoor ornaments must be limited to 36" in height and kept in existing beds.
 - a. Satellite dishes over 18" in diameter must be approved by the Board of Directors.
 - b. Communication towers of any type are not allowed.
 - c. Existing antenna is a grandfathered antenna.

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8. LEASE/TENANCY RESTRICTIONS. All rental leases must be reviewed and have concurrence of the trustees prior to finalizing leases/renewals. Lease must be for a minimum of 1 year and are limited to one lease per calendar year for each home. Any exceptions must be submitted to the Trustees in writing. As of 01/01/2013, the items in section 8a must be adhered to before the home is occupied and 8b adhered to during the lease by the appropriate parties (lessee, tenant, owner) as applicable. No more than 10% of the homes in the development may be leased at any one time.

a. As of 01/01/2013, PRIOR TO LEASE FINALIZATION AND LESSEE OCCUPATION OF THEIR UNIT IN GOLDEN OAKS, HOMEOWNERS MUST COMPLETE TRUSTEE CONTROL PROCEDURE FOR ALL LESSEES (Request Applicable documents from Trustees or their representative)

1. Own a home in Golden Oaks and have conformed to all Golden Oaks Age restrictions, Declaration of Easements, Restrictions and Covenants as well as the rules and regulations contained within this document. In cases where unforeseen circumstances arise (e.g. inheritance due to the death of a relative) a special request, in writing, should be sent to the Golden Oaks Board of Trustees. This request should detail the circumstances and request.
 2. Notify the Board of Trustees, in writing, including the name of proposed lessee(s), lease arrangements, address and telephone numbers where owners/representatives can be reached, as well as any other information requested by the trustees.
 3. Submit a document signed by the owner(s), lessee(s) owners representative (if applicable) that they (lessee(s), owners, and representatives) have received, read and agree to comply with all Golden Oaks rules, restrictions, regulations, covenants and easements.
 4. Owner(s) must submit a copy of the final lease to the Board of trustees.
 5. Owner(s) must receive written concurrence from the Board of Trustees that all requirements per this section have been complied with prior to lessee moving into their house.
 6. Owners must insure that the above conditions are met.
 7. The responsibility for the payment of the monthly Association's dues remains with the home owner at all times.
- b. SUBSEQUENT TO LEASE APPROVAL/LESSEE OCCUPATION, the owners are responsible for their tenant's and representative's actions and must be available to:
1. Address and resolve all problems and grievances against their tenants or representatives within 48 hours after they are notified of the infractions.
 2. Insure payment for any costs or fines assessed against tenants, representatives and/or owners, including, but not limited to common areas, maintenance/repair. Example degradation of their external house and property, common areas, etc.
- c. Other:
1. Multiple or flagrant violations are cause for cancellation of rental privileges.

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2. Tenants cannot sublet.
 3. Leasing owners are responsible for payment of fines not paid by their tenants. Refer to – GOLDEN OAKS FINE SCHEDULE (Attachment - B).
9. SALE/TRANSFER OF HOME OWNERSHIP. When a Golden Oaks home is sold, transferred, rented, inherited, etc. to a new owner the following (*9a, below*) must be adhered to. The contents of this item do not imply that owners do not have to comply with all other Golden Oaks rules, regulations, covenants, etc.
- a. As of 01/01/2013, PRIOR TO SALE OR TRANSFER AND OCCUPATION OF THEIR UNIT IN GOLDEN OAKS, HOMEOWNERS MUST COMPLETE TRUSTEE CONTROL PROCEDURE FOR ALL SALES, TRANSFERS, ETC. (Request Applicable documents from Trustees or their representative).
1. Address and resolve all problems and grievances against them.
 2. Insure payment for any costs or fines assessed against tenants, representatives and/or owners, including, but not limited to common areas, maintenance/repair. Example: degradation of their external house and property, common areas, etc.
 3. *Submit a document signed by the owner(s) or owner's representative (if applicable) that they (buyers and representatives) have received, read and agree to comply with all Golden Oaks rules, restrictions, regulations, covenants and easements etc.*
 4. Include a copy of our Golden Oaks rules, restrictions, regulations, covenants and easements.
10. NUISANCE AND NOISE. No use or practice shall be allowed which is an unreasonable source of annoyance to owners, tenants or guests or which unreasonably interferes with the peaceful, pleasurable enjoyment of their residences or common areas. Musical or electrical equipment shall not be played so loud as to become a nuisance.
11. CONSTRUCTION/HEAVY DUTY VEHICLES. In order to preserve the common roads of the Association from rapid deterioration due to the use of construction/heavy vehicles, the Trustees may restrict the use thereof from the prudent standpoint of the weight of the vehicle, condition of the road, seasonal condition and other conditions that require restrictions. Trustees or their appropriate representatives may impose such restrictions from time to time. *This does not apply to the developer while community is under development.*
12. CONSTRUCTION WORK HOURS. No owner shall employ contractors to work, or shall themselves work, on projects that create an annoyance or discomfort to other owners, tenants or guests. Contractor and homeowners work hours are: 7am to 5pm Monday – Friday, 8:30am to 5pm on Saturdays. Exception; Homeowners may work on weekends from 8:30am until dusk as long as it is not an annoyance to neighbors. *This does not apply to developer while community is under development.*

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13. CONTROL OVER CONTRACTORS. No owner shall direct, supervise or in any manner assert control of any contractors or employees of the Association, unless authorized by the Board of Trustees.

14. TRAFFIC SAFETY. To insure a safe and friendly environment, all vehicles (automobiles, golf carts, mopeds, motor scooters, motorcycles, bicycles, etc.) are required to comply with the following when operating on Golden Oaks property. Speed limits on Shannonmarie Drive, Winthrop Street and Hancock Street, or any other Golden Oaks common roads/areas shall not exceed 20 miles per hour.
 - a. Only private passenger cars, pick-up trucks or van type vehicles shall be permitted, in a number not in excess of owner parking capacity. Any homeowner with any commercial lettering on their vehicle must keep it out of sight.
 - b. Recreational vehicles (RV's, boats, etc.) shall be parked in areas designated for such type vehicles, subject to approval of Trustees.
 - c. The sidewalks are reserved for pedestrians only (e.g. no skateboards, motor scooters, bicycles, etc.).
 - d. All laws and regulations of the Commonwealth of Massachusetts apply to operating such vehicles. These shall apply to driving on all our paved roads and parking lots, common and privately owned areas. Examples include; no underage, unlicensed, uninsured, or intoxicated drivers; as well any unsafe, annoying, excessive noise, and destructive operation.
 - e. Abide by all posted public safety traffic rules and posted traffic signs within Golden Oaks.
 - f. Unregistered motor vehicles, boat trailers, and trailers shall be restricted from being driven within Golden Oaks (exception: golf carts, motorized wheel chairs) and must be garaged.
 - g. No overnight parking on the street.
 - h. Pedestrians will always have the right of way throughout all of Golden Oaks, whether on our paved, common or privately owned areas. Anyone operating a vehicle must do whatever is necessary to insure the safety of our members, guests and others by slowing down below the speed limit and stopping if necessary to give people the right of way.
 - i. All vehicles must be driven only on the street and not on common areas (e.g. - on grass, berm or sidewalks).

15. SECURITY. All owners are required to adhere to all rules and regulations of the Association. Owners renting to tenants are required to provide tenants with a copy of these rules, regulations, Covenants, etc.

16. COMPLAINTS. Complaints of violations of these rules shall be made in writing to the Trustees or representative (e.g. management company) on the Golden Oaks Association Grievance Form, a copy of which has been attached to this document. The complainant will be notified in writing as to what action is being taken if it is not resolved.
 - a. Grievance and Rules and Regulation Change Forms are available from the management office.

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- b. Grievance Forms are to be completed by members and submitted to applicable board trustee(s) thru the management office.
 - c. Trustees or representatives will take appropriate action including; notifying members and Golden Oaks Trustees as well as updating logged items and closing them if no further action is required.
17. AMENDMENTS. Trustees can amend these Rules and Regulations, as conditions warrant, provided that written communication is sent to each owner advising of the changes and such rule being not contrary to the Association declarations.
18. GOLDEN OAKS ASSESSMENT. Monthly Association fees must be paid by the first of each month. Any delinquent fee over 30 days will be assessed a \$25 late fee. In addition, any costs incurred by our association related to these assessments (e.g. legal fees) will be paid by the delinquent owner.
19. LANDSCAPING/ADDITIONS TO HOUSES.
- a. All homeowners should insure they maintain conformity of landscaping as designed by landscape contractor.
 - b. Any additional plantings must be integrated into the existing landscape design.
 - c. Additions to your landscape, as well as houses, require a detailed plan (e.g. design, color, size, location, etc.) and must be presented and approved by the trustees. It is the responsibility of the owner to maintain these and pay for restoration to grassed area if required.
 - d. In order to preserve the uniformity and harmony of Golden Oaks grounds, only mulching in consistency and color, as well as grass seed, as used in areas maintained by our landscape contractor may be used.
 - e. Homeowners must abide by the watering schedule set by the Town of Easton.
 - f. Hoses are to be rolled neatly and not to be left lying on the ground.
20. SIGNS.
- a. All signs posted within Golden Oaks must be adhered to.
 - b. Signs to be placed on private property or common areas are prohibited.
 - c. House For Sale signs are permitted on member's private property.
21. TRASH COLLECTION.
- a. Trash Containers must be kept out of sight during the week. For trash pickup it should be put out the evening before and removed the evening after pickup (dusk to dusk).
 - b. All trash must be in covered containers at curbside for pickup.
22. GARDENS.
- a. Vegetable gardens along with new flowering and shrub beds must be approved by the trustees prior to starting work.

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23. GARAGE/YARD SALES

- a. Homeowners are allowed to hold two community yard sales per year. All expenses related to the yard sale are the responsibility of the participating owners. These yard sales will be held annually on the 3rd Saturday of May and the 3rd Saturday of September. Any signs advertising the sale must be removed no later than the day after the sale.

24. OTHER.

- a. Mailboxes, posts and their respective placement or replacement at a residence other than as approved by the builder or the Golden Oaks Homeowners Association are not allowed. Mailboxes should be black and non-decorative, posts are to be granite.
- b. For the purpose of this document, the reference to member is synonymous to owner.
- c. No open fires or container fires such as to burn brush or debris are allowed on any area of the property, whether common or private area.
- d. Fines will be assessed in accordance with the Golden Oaks Association of Schedule of Fines (Attachment B) of this document.
- e. Miscellaneous decorations must be displayed discretely and are subject to required modification or elimination per Board of Trustees request.

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WITNESS our hands and seals this 15th day of January, 2013

TRUSTEES OF THE
GOLDEN OAKS
HOMEOWNERS ASSOCIATION
AND NOT
INDIVIDUALLY

Cynthia M. Rodham Tuck
Cynthia M. Rodham Tuck, Trustee
Frank Sweetmeat
Frank Sweetmeat, Trustee
Sumner J. Grossman
Sumner J. Grossman, Trustee

The mailing address for the Trust is:
c/o Southeastern Property Management, Inc.
P.O. Box BG
Norton, MA 02766

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

January 15, 2013

On this 15th day of January 2013, before me, the undersigned notary public,
personally appeared Cynthia M. Rodham Tuck - Frank Sweetmeat, Sumner J. Grossman
Trustees of the Golden Oaks Homeowners Association Trust, proved to me through
satisfactory evidence of identification, which were Mass. License, to be the
persons whose names are signed above, and who swore or affirmed to me that the
contents of the document are truthful and accurate to the best of their knowledge and
belief.

Martha M. Medeiros
Notary Public
My Commission Expires:
04-02-15

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Attachment A

STANDARD FINE SCHEDULE is as follows:

1. First written offense is a warning
2. Second written offense is \$25.00
3. Third written offense is \$50.00
4. Fourth and subsequent written offense \$100.00/per day until the offense is corrected.

Note:

This schedule is used for the "same repeating offense".

After the initial warning, each offense is subject to the \$25.00 fine. If it continues, the above schedule is followed. However, in all cases, the offense must be reported in writing prior to the fine being assessed.

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GOLDEN OAKS HOMEOWNER'S ASSOCIATION
GRIEVANCE REPORT

PURPOSE OF FORM

To report a Grievance of a Golden Oaks Rules or Regulations to the Board of Trustees

PROCEDURE FOR REPORTING

1. Complete the items on this form below
2. Submit the completed form to the Golden Oaks Trustees, c/o of the management company.

GRIEVANCE FORM

Provide the following member information:

Member Reporting the Grievance:

Name: _____
Street Address _____
Telephone # _____
Signature: _____

Member involved (if known)

Name: _____
Street Address _____

Describe the Grievance being reported below
(Continue on back side of this form if necessary)

Date of incident: _____

Report Date: _____

All grievances are subject to disclosure to all parties involved, including the Trustees.

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