

**PARK PLACE CONDOMINIUM TRUST**  
**RULES AND REGULATIONS - VIOLATIONS**

**A. THE UNIT**

1. The Condominium Property is for residential purposes only. No unit shall be used, in whole or in part, for business purposes except for permitted accessory uses.
2. Each Unit Owner must maintain and repair his own Unit to keep it in good order in accordance with the provisions of the Trust Agreement.
3. Each Unit Owner or Resident shall keep his Unit and decks and other exclusive use areas in a good state of preservation and cleanliness. Each Unit Owner shall be responsible for the maintenance, cleaning and shoveling of same including, but not limited to, the obligation to stain the decks, steps and front porch using a stain type, color and manufacturer as approved by the Trustees. Decks, steps and porches shall be stained every three years (from date of occupancy) or more often as determined by the Trustees. If proper maintenance is not done by Unit Owner the Trustees reserve the right to have said maintenance facilitated at the Unit Owner expense.
4. Nothing shall be done in any unit or in, on or to the common areas and facilities which impair the structural integrity of the buildings or which would structurally change the buildings.
5. No clothes, clotheslines, sheets, blankets, laundry or any kind of other articles shall be hung out of a unit or exposed on any part of the common area or facilities.
6. The use of the units, the common areas and facilities, the balconies and the parking spaces by the Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners and Residents kept in such areas and in the units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners and Residents.
7. No unit may be leased, rented or sublet unless upon a written agreement between the Unit Owner and the proposed Occupant in a form and content acceptable to the Trustees and for a term of not less than twelve months. A copy of said agreement must be provided to the Trustees and must contain a clause whereby the Occupants agree to be bound by the Master Deed, the Declaration of Trust and the Rules and Regulations.
8. Garage doors shall be kept closed when not in use for vehicles entering and exiting the garage.
9. Satellite Dishes are not permitted on the common property. Unit Owner must obtain permission for the installation and location of any Satellite Dish.

**B. THE COMMON AREAS**

1. Nothing shall be altered or constructed in or removed from the common areas and facilities except upon the prior written consent of the Board of Trustees.
2. The common areas and facilities shall not be obstructed nor used for storage without the prior written consent of the Board of Trustees.
3. The common areas and facilities shall not be decorated or furnished by any Unit Owner or Resident in any manner without the prior written consent of the Board of Trustees.
4. The common areas and facilities shall be kept free and clear of all rubbish, debris and other unsightly materials.

5. No boats, campers, recreation vehicles or unlicensed or unregistered vehicles are permitted on the common property.
6. The speed limit on common roadways is 15 MPH.
7. In addition to all other prohibited signs, no real estate "For Sale" or "For Rent" or any other signs may not be placed on the common areas nor may any signs be visible from any unit.

#### C. COMMON CHARGES

1. Condominium Fees and related charges are due and payable the first day of each month. All Units with balances as of the tenth of each month will be charged a late fee. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit.
2. All Unit Owners are required to provide the condominium with the name, address and contact person of each mortgage holder for their unit. Failure to do so in a timely manner will result in the Trust securing the information from a "title search". The cost of completing said title search will be assessed against the Unit.

#### D. PETS

1. No pets may be bred for commercial purposes. All household pets must be registered with the Trustees.
2. No more than three pets (dogs and/or cats) are permitted so as to maintain the peaceful enjoyment of the Condominium by other residents and said pets may not create a nuisance.
3. Dogs must be on a leash at all times when outside of the Unit and under control of the Owner at all times.
4. Pets cannot be walked anywhere on the common property or landscaped property. Unit Owners must clean up after their pet.
5. No Pit Bulls, Rottweiler's, Doberman Pinchers, Snakes, Reptiles or Rodents are permitted under any circumstances.
6. All pets are subject to the rules and regulations above. If a pet is deemed a nuisance by the Trustees, at their sole discretion, the Trustees may require the pet owner to remove the pet upon three days' notice.

#### E. PARKING

There is no on street parking at any time by either residents or their guests. Parking spaces are provided for guests as shown on the plans. In consideration for the other owners, Unit Owners are asked to please use their own garages and driveways for their vehicles so that guest parking is free for its intended purpose.

#### F. VEHICLES

1. Unless kept at all times within the garage portion of the unit (with the garage door closed), no unregistered vehicles, commercial vehicles or vehicles with commercial lettering, or boats, campers or other recreational vehicles shall be kept on the common property.

#### G. MISCELLANEOUS

1. Garage sales and yard sales are prohibited.
2. Trash cans and recycle bins must be brought in the same day as collection and may not be left out overnight.

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Pursuant to M.G.L. Chapter 183 and Article V section 5.12 and 5.13, the Trust may assess fines and attorneys' fees against unit owners for violations of the Master Deed, Trust and Rules and Regulations and these shall constitute a lien against the unit and be the personal liability of the unit owner.

All Rules and Regulations are taken from the Master Deed. Please refer to the Master Deed for a more detailed explanation. These Rules and Regulations may be amended from time to time as provided for in the Trust. The Board of Trustees shall have authority to enforce these rules and regulations through the use of fines, legal action, etc.

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