

## **EXHIBIT D**

### **WESTBROROUGH VILLAGE CONDOMINIUM**

#### **RULES AND REGULATIONS**

The list of Rules and Regulations is meant to supplement and not supersede any provision of the Master Deed with respect to use of the Units or Common Elements. In the event of a conflict between the Rules and Regulations and the Master Deed, the provisions of the Master Deed shall govern.

#### **General**

1. With the exception of normal and customary maintenance of landscaping and other such improvements, nothing shall be altered or constructed in or removed from the Common Elements except upon the prior written consent of the Board of Trustees.
2. Each Unit Owner, and its tenants, if any, shall keep his or her Unit and the Limited Common Elements attributable to such Unit in a good state of preservation and cleanliness.
3. 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 Elements. The Common Elements shall be kept free and clear of all rubbish, debris and other unsightly materials.
4. The Common Elements shall not be obstructed nor used for storage, except as expressly set forth in the Master Deed, without the prior written consent of the Board of Trustees.
5. Except as expressly set forth in the Master Deed, the Common Elements shall not be decorated or furnished by any Unit Owner or its tenants in any manner without the prior written consent of the Board of Trustees.
6. The use of the Units, the Limited Common Elements, as well as the safety and maintenance of all personal property of the Unit Owners and their tenants, if any, kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and the Board of Trustees shall not bear any responsibility thereof.
7. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
8. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.
9. Condominium Fees and related charges are due and payable the first of each month. All Units with balances outstanding as of the fifteenth of each month will be charged a late fee of \$25.00. Terrace Style Unit accounts with water/sewer bills outstanding after 30 days of the date of the invoice will be charged a late fee of \$25.00 for each month the invoice is unpaid. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit.
10. 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.

11. Use of the Club House will be subject to Rules and Regulations enacted by the Board from time to time, which Rules and Regulations shall govern general and private use, reservation policies, deposit requirements, clean-up requirements and other such details.
12. Gas grills shall be regulated in accordance with the Master Deed. Charcoal grills are prohibited.
13. There shall be no use of electronic or mechanical exercise equipment or the use of free weights in any Unit with the exception of such use within basement areas, or within the ground floor of Units with slabs on grade, as applicable.
14. 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 regulations through the use of fines, legal action (including specific performance), and such other means available at law or equity.
15. Fine Structure for Violations of Rules and Regulations is as follows:
  - First Offense: Notice (email and mail)
  - Second Offense: \$25.00 fine (email, regular mail and certified)
  - Third Offense: \$50.00 fine (email, regular mail and certified)
  - Fourth Offense: \$100.00 fine (email, regular mail and certified)