

THIS SPACE RESERVED FOR REGISTRY OF DEEDS

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**MASTER DEED OF  
WINSLOW POINT CONDOMINIUM**

**A Phased Condominium Community**

Pulte Homes of New England LLC, a Michigan limited liability company, having its principal office at 115 Flanders Road, Suite 200, Westborough, Massachusetts 01581 (hereinafter referred to as "Declarant") being the sole owner of certain property situated in Grafton, Massachusetts, described in Exhibit A hereto (the "Premises"), by duly executing and filing this Master Deed, does hereby submit the Premises, except such rights, interests and easements as are reserved by and to the Declarant hereunder, to the provisions of Chapter 183A of the General Laws of Massachusetts and proposes to create and does hereby create a condominium ("Condominium"), to be governed by and subject to the provisions of Chapter 183A, as amended.

**1. Condominium Phasing.**

The Condominium is planned to be developed as a phased Condominium. Paragraph 16 hereof sets forth the procedures whereby the Declarant may amend this Master Deed to include additional phases and/or sub-phases and land to the Condominium. Paragraph 16 also describes certain limitations on the Declarant's right to so amend. Phase 1 will consist of the Initial Units described in Section 4 below.

**2. Name.**

The name of the Condominium shall be as follows: WINSLOW POINT CONDOMINIUM (hereinafter sometimes referred to as the "Condominium").

**3. Description of Land.**

The land portion of the Premises that constitute the Condominium are comprised of the land (the "Property") situated off Institute Road in the Town of Grafton, Worcester County, Massachusetts, consisting of approximately 7.7± acres of land as shown as Lot D-2 on the plan entitled Plan of Land, Institute Road at Westboro Road (Route 30), Grafton, Mass, dated January 19, 2023 and recorded with the Worcester District Registry of Deeds in Plan Book 969 Plan 6 (the "ANR Plan"). The Property, together with the Building(s) and other improvements in the initial phase of the Condominium, is shown on the site plan entitled "Site Plan and Special Permit 'Afonso Village' A Mixed Use Development", prepared by Civil Design Group, LLC dated 06/08/22, as revised through 08/12/2022 (hereinafter referred to as the "Site Plan"). The Site Plan may hereafter be amended as additional phases (including any additional land, if applicable) are added to the Condominium pursuant to the rights reserved to the Declarant under Paragraph 16. The Property is subject to such rights, interests, and easements as are or may be hereinafter reserved to the Declarant, which rights, interests and easements shall, in all instances, be exercised by the Declarant and its successors or assigns, whether so stated or not.

A more particular description of the land constituting the Condominium on which the Condominium Units in the initial phase of the Condominium are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land, buildings and improvements are subject to and have the benefit of easements, restrictions and appurtenant rights of record, including but not limited to the rights, interests, and easements reserved to the Declarant to develop additional phases by adding additional land and units to the Condominium. Said Exhibit A may hereafter be amended as additional phases and land are added to the Condominium pursuant to Paragraph 16 hereof and upon the recording of such amendment, the term "Property" as used herein shall be revised to include the land described on Exhibit A as amended.

As more fully described in paragraph 16 hereof, the Declarant reserves all rights, interests, and easements to add land, together with any buildings or improvements thereon (hereinafter referred to as "additional land") to the Condominium hereafter, at its election.

#### **4. Description of the Building(s) and Units.**

The Condominium shall include the following two (2) types of residential units: Garden Style Units and Townhouse Style Units.

The Declarant is declaring an initial phase containing (50) units, located in 1 building (the "Initial Units"). The building (hereinafter the "building" or "building(s)") on the Property is described in Exhibit B attached hereto and made a part hereof, as said Exhibit B may hereafter be amended as additional phase(s) or sub-phases are added to the Condominium pursuant to paragraph 16 hereof.

It is intended that, if all phases are added to the Condominium after the initial phase created in and by this Master Deed: (a) the Garden Style Units will be located within two, 50-unit, four story buildings. When constructed and phased into the Condominium, the principal materials of construction of the Garden Style building(s) will be as follows: a poured concrete foundation wood frame construction above the basement/garage level with vinyl siding and outdoor balconies; and a rubber membrane and asphalt roof; and (b) the Townhouse Style Units will be located within two, two story building(s) with principal materials of construction as follows: a poured concrete foundation, wood frame construction above the basement level, vinyl siding and an asphalt roof. The building(s) on the Property is described in Exhibit B attached hereto and made a part hereof, as said Exhibit B may hereafter be amended as additional phase(s) or sub-phases are added to the Condominium pursuant to paragraph 16 hereof.

#### **5. Designation of the Units and their Boundaries.**

(a) The Condominium, if fully constructed as currently permitted, shall consist of 105 units in 4 Buildings. Of the total, 100 Units in 2 Buildings shall be Garden Style Units and 5 Units in 2 Buildings shall be Townhouse Style Units. The designations, locations, approximate areas, numbers of rooms, immediately accessible Common Areas and other descriptive specifications of each of the Units currently phased into the Condominium are set forth in Exhibit B attached hereto, and are shown on the building floor plans contained on the Site Plan recorded herewith.

The Site Plan shows the layout, locations, unit numbers and dimensions of the Units as built, and bear the verified statement as required by the applicable provisions of Massachusetts General Laws, Chapter 183A.

(b) If and when the Declarant adds additional Units to the Condominium pursuant to the reserved rights under paragraph 16 hereof, it shall amend Exhibit B attached hereto to describe the Units being thereby added to the Condominium and shall set forth in said amended Exhibit B any variations with respect to the boundaries of a Unit or Units in such phases from those boundaries described in subparagraphs 5(c) and 5(d) hereof. Also, with any amendment to this Master Deed adding additional Units to the Condominium, the Declarant shall record new site and floor plans showing the buildings and units forming part thereof.

(c) The boundaries of each of the Units with respect to the floors, roof, walls, doors and windows thereof shall be measured horizontally from the exterior surface of the sheetrock of all opposite walls to the exterior surface of the sheetrock of all opposite walls and vertically from the lower surface of the concrete slab or sub-floor forming the floor of the Unit up to the exterior surface of the sheetrock or other material forming the ceiling of the Unit. Doors, windows, and interior walls which abut a Unit are part of the Unit. All storm windows (if installed), screens (if installed), windows and doors, whether interior or exterior, shall be the property of the Owner of the Unit to which they are attached or attachable and shall be furnished, installed, maintained, repaired and replaced at the sole expense of such Unit Owner, provided, however, that there shall not be any change, replacement or repair of any of the above items without the prior approval of the Trustees of the Condominium Trust (the "Trustee"), as defined in the Declaration of Trust of Winslow Point Condominium Trust dated \_\_\_\_\_, \_\_\_\_\_, and recorded herewith (the "Condominium Trust"); provided, however, that prior approval of the Trustee shall not be required for any such change, replacement or repair by the Declarant.

(d) Each Unit excludes the fire wall/party wall between units, roofs, ducts, pipes, flues, wires and other installations or facilities for the furnishing of utility services which are situated within a Unit, but which serve one or more other Units.

(e) Each Unit includes the ownership of all utility installations contained therein, or within the Common Elements, which exclusively serve the Unit, including without limitation the furnace, air conditioning, water heater, heat pump, electrical service panel, sump pump (if installed), radon vent (if installed), the fireplace flue (if installed) and dryer vents and all other utilities or fixtures exclusively servicing that Unit. Each Unit also includes the ownership of all pipes, wires, and utility lines located outside the Unit but which exclusively serve the Unit.

(f) Each Unit shall have as appurtenant thereto the right and easement to use, in common with the other Units served thereby, all utility lines and other common facilities which serve it, but which are located in another Unit or Units.

(g) Each Unit shall have as appurtenant thereto the right for residents of the Unit and their guests to use the Common Areas and Facilities, as described in paragraph 6 hereof, in common with the other Units in the Condominium, except for the Limited Common Areas and Facilities described in paragraph 7 hereof which are reserved as exclusive easements for the use of the Unit to which such Limited Common Areas and Facilities appertain.

## **6. Common Areas and Facilities.**

Except for the Units and such rights, interests and easements as are reserved by and to the Declarant under this Master Deed, the entire premises, including without limitation, the land and all parts of all buildings and all improvements shall constitute the Common Areas and Facilities of the Condominium (sometimes hereinafter referred to as "General Common Areas and Facilities" or "Common Elements" to distinguish them from Limited Common Areas as defined in paragraph 7 hereof). These Common Areas and Facilities shall consist of and include, without limitation, the following:

1. The land on which each of the Buildings is erected and all other land and improvements within the boundaries of the Property;
2. The landscaping, hardscape(s) and any fencing;
3. All foundations, columns, girders, beams and supports of the Units;
4. All exterior walls and roofs of the Units/Buildings;
5. All tanks, pumps, sewer pumps, motors, fans, compressors and control equipment servicing more than one Unit; and fire suppression systems(s) servicing more than one unit;

6. All internal roadways, parking areas, lighting, mailbox areas (if any), sitting areas (if any), recycling area(s) and walkways located on the Property, the use of which is not specifically reserved or granted to any Unit Owner as Limited Common Area;
7. All other parts of the Condominium and all apparatus and installations existing in the Buildings or on the Condominium land for common use or necessary or convenient to the existence, maintenance or safety of the Condominium; and
8. Stormwater and rooftop runoff conveyance and maintenance facilities, including all catch basins, subsurface infiltration systems, detention basins and appurtenant equipment, which shall be maintained by the Condominium Trust
9. Electric vehicle charging stations, if any;
10. The water and sewer distribution system;
11. The Limited Common Areas and Facilities identified in this Master Deed, subject to the rights of exclusive use thereof by one or more Units as hereinafter described including in paragraph 7 below; and
12. Such additional Common Areas and Facilities as may be defined in Massachusetts General Laws, Chapter 183A.

The Common Areas and Facilities shall be subject to the provisions of this Master Deed and of the Declaration of Trust, and to the Rules and Regulations promulgated pursuant thereto, with respect to the use of the Common Elements, and shall be subject to all rights, interests and easements reserved by or to the Declarant in this Master Deed and said Declaration of Trust.

The Declarant has reserved the right pursuant to paragraphs 5(b) and 16 hereof to modify the boundaries of Units to be included in the Condominium as part of future phases, and such modifications may result in corresponding adjustments in the definition of the Common Areas and Facilities with respect to such Units. In such event, the amendments to this Master Deed adding such future phases shall specify in what respect the Common Areas and Facilities have been adjusted as to the Units involved.

Subject to the exclusive use provisions of paragraph 7 hereof the restrictions set forth in paragraph 9 hereof and the reserved rights and easements set forth in paragraphs 10 and 11 hereof, each Unit Owner may use the Common Areas and Facilities in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of the other Unit Owners.

**7. Limited Common Areas and Facilities.** The following portions of the Common Areas and Facilities are hereby designated Limited Common Areas and Facilities (sometimes called "Limited Common Areas," "exclusive use area" or "EUA") for the exclusive use of one or more Units as hereinafter described:

(a) As to so-called Townhouse Style Units, the Declarant anticipates that the Limited Common Areas and Facilities of such Units will include the following:

(i) Driveways. Included with and appurtenant to each Unit will be the driveway area leading from the roadway to the garage portion of the Unit which shall carry with it the exclusive right and easement to use the same by the owners of said Unit in a manner consistent with the provisions of this Master Deed, the Condominium Trust, the By-Laws and the Rules and Regulations promulgated pursuant thereto.

(ii) Patios, Front Entry Stoops, Porches, Bulkheads, Privacy Screens and Decks. If a Patio, Front Entry Stoop, Porch, Bulkhead, Privacy Screen(s), and/or Deck is attached solely to a Unit, the Unit shall carry with it the exclusive right and easement to use the same by the owners of said Units in a manner consistent with the provisions of this Master Deed, the Condominium Trust, the By-Laws and the Rules and Regulations promulgated pursuant thereto.

(iii) Steps or walkways. Each Unit shall have the exclusive right and easement to use any steps or walkways which serve such Unit alone, provided that any steps or walkways which serve more than one Unit shall be for the shared exclusive use of the Units they serve.

(iv) Any heating and/or cooling unit, if located in the Common Elements adjacent to each Unit and exclusively serving such Unit, is restricted in use to the Unit Owner of such Unit and shall be maintained, repaired, and replaced by such Unit Owner at his or her sole cost and expense. Each Unit exclusively served by such heating and/or cooling unit shall have an appurtenant easement to maintain same in such location in the Common Elements and to connect same to the interior of the Unit through the Common Elements for reasonable use thereof.

The cost of maintenance, repair, and replacement of (i) the interior of any screened-in porch (including, without limitation, screening, doors and windows), and (ii) any bulkhead shall be borne by the unit owner to whose appurtenant patio or deck such screened-in porch is attached or to whose Unit such bulkhead is attached. If the interior of any screened-in porch, or if any bulkhead, is not maintained, repaired or replaced to the Trustees' satisfaction, the Trustees may, at their sole and absolute discretion, cause the maintenance, repair or replacement to be performed and assess the cost of the same to the owner(s) of the Units benefiting from such work. Any such assessment shall be a common expense constituting a lien against the Unit benefiting from any such work until paid. The foregoing obligation to maintain, repair and replace the interior of screened-in porches and bulkheads shall exclude cleaning and any painting or staining of the exterior surfaces of such screened-in porches and bulkheads.

The Limited Common Areas and Facilities shall, however, be subject to the restrictions set forth in paragraph 9 hereof and to the reserved rights and easements set forth in paragraphs 10 and 11 hereof. The maintenance, repair and replacement of Limited Common Areas and Facilities identified above are governed by the provisions contained in Section 5.3 of the Condominium Trust.

(b) As to so-called Garden Style Units:

(i) Exclusive Use Parking Spaces. There are a certain number of parking spaces located in the basement level of the Buildings (the "Parking Spaces"). Each of the Parking Spaces is intended for the parking of one (1) vehicle, except that certain of the Parking Spaces are arranged as so-called tandem parking spaces for the parking of up to two vehicles, one behind the other. The Parking Spaces, including those arranged as tandem Parking Spaces, are shown on the Plans of the Condominium. The following provisions shall apply to the Parking Spaces and, unless otherwise expressly stated, shall apply to single Parking Spaces and to tandem Parking Spaces.

(1) The Declarant hereby expressly reserves to itself, its successors and assigns, the exclusive right, at any time and from time to time, to establish and sell, grant, or convey to Unit Owners easements for the exclusive use of each of the Parking Spaces, including all such Parking Spaces as are shown on the Plans, as well as those shown on any new or amended Plan(s) of the Condominium which may be recorded hereafter, including pursuant to rights reserved herein to the Declarant. Parking Spaces may be sold, granted or conveyed ("conveyed") by the Declarant by deed together with a Unit, or by separate recorded instrument to the Owner of a Unit, for such consideration as the Declarant shall determine in its sole discretion, and such consideration shall be and remain the Declarant's sole property. Each Parking Space so conveyed by the Declarant shall be appurtenant to the Unit with which it is conveyed, if conveyed by deed, or to the Unit identified in the instrument of conveyance if conveyed by separate recorded instrument. Except to the extent that transfer of Parking Spaces is permitted under this Section 7(a)(i), each Parking Space shall remain appurtenant to such Unit. The Declarant further reserves the right, with respect to Parking Spaces that have not been conveyed by the Declarant, to use, rent, license, or lease such Parking Spaces and to permit parking therein by sales personnel, vendors, and visitors.

(2) The percentage undivided interest attributable to each of the Parking Spaces shall be determined upon the basis of the approximate relation that the fair value of each Parking Space

bears to the aggregate fair value of all Units and Parking Spaces in the Condominium and shall be set forth on Exhibit B, as may be amended. The then-current Owner of each Parking Space shall bear the common area charges associated with such Parking Space according to such Parking Space's percentage interest and shall be entitled to vote and otherwise exercise the percentage interest associated with the Parking Space in the same manner as applies to a Unit's percentage interest as provided for in this Master Deed and in the Declaration of Trust, as each may be amended.

(3) A Parking Space may be transferred separately from a Unit by an instrument of conveyance recorded with the Registry, but must, at all times, be held by a Unit Owner(s) of and used for the benefit of, a Unit located in this Condominium. Upon the recording of such instrument of conveyance in accordance with the provisions hereof, the Parking Space shall be appurtenant to such Unit as is then owned by the Owner to whom the Parking Space is conveyed and identified in such instrument. Any purported transfer of a Parking Space in violation of this restriction (including any purported division or separate conveyance of one space of a tandem Parking Space) shall be void, and title to such Parking Space shall be deemed to have remained with the Unit it previously benefited. Any reservation of such a Parking Space shall, likewise, be deemed void if the reserving party does not then own a Unit that is allowed the benefit of the Parking Space pursuant to the terms of this restriction. Any deed of a Unit then enjoying the benefit of such Parking Space which does not specifically refer to the Parking Space shall be deemed to have conveyed with the Unit the exclusive use of the Parking Space, unless the Unit deed specifically indicates to the contrary and the indication is not in violation of this restriction.

(4) Notwithstanding any sale, grant or conveyance of a Parking Space made pursuant to the terms and provisions of this Master Deed, or any lease or license of any such Parking Space, in the event that the Declarant or the Trustees, in its or their discretion, determine that a particular Parking Space which previously has been sold, granted or conveyed to a Unit Owner is needed for use by a handicapped resident, the Trustees may require, in their discretion, that the Parking Space be surrendered by the Unit Owner having the exclusive use thereof in exchange for the grant of a different Parking Space (a "Substituted Space") designated by the Trustees, such process being referred to herein as a "Handicapped Space Substitution." Any such Handicapped Space Substitution may be carried out by written notice to the Unit Owner holding the exclusive right to use the Parking Space, and the recording with the Registry of a written instrument, executed by the Trustees, as may be the case, granting the Substituted Space and describing the Handicapped Space Substitution. Thereafter, the Unit Owner required to surrender the Parking Space for handicapped use shall be deemed the owner of the Substituted Space, and any mortgage previously encumbering the Parking Space surrendered shall be deemed released and automatically extended to thereafter encumber the Substituted Space. For so long as the Declarant's reserved rights, interests and easements under this Master Deed are and remain in effect, the Declarant shall have the right, but not the obligation, to undertake Handicapped Space Substitutions in the same manner as the Trustees hereunder. Each Unit Owner, by the acceptance of a grant or conveyance of a Parking Space, and each such Owner's mortgagees, if any, by acceptance of a mortgage from such Owner, thereby irrevocably appoints the Trustees (and the Declarant, to the extent the Declarant in its discretion determines to exercise the foregoing rights) as their attorneys-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to effectuate a Handicapped Space Substitution as provided for hereunder and do further agree for themselves, their heirs, executors, administrators and successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose, promptly upon request of the Trustees or, if applicable, the Declarant.

(5) A Unit Owner shall have the right, subject to and in accordance with the applicable provisions of the condominium documents (i) to use a Parking Space for the parking of one vehicle (or, in the case of a tandem parking space, up to two vehicles) that is accessory to the use of his or her Unit; or (ii) to lease or license the use of such Parking Space, but only to another resident of the Condominium, and provided that (1) such lease or license is in writing, and requires compliance with the Condominium Documents, including this Section 7(a)(i); (2) the use of such

Parking Space is accessory to the residential use of the Unit in which the lessee or licensee resides, and (3) the Trustees are given written notice of such lease or license prior to the commencement of the term thereof.

(6) Each Unit Owner and each person using a Parking Space shall bear all risks, including, without limitation, theft and vandalism, with respect to his or her use of any Parking Space and the parking area in which it is located, and shall carry appropriate motor vehicle liability insurance with respect to any vehicle of his or hers that is or will be parked in such Parking Space(s). Each such Unit Owner and each person using a Parking Space shall hereby be deemed to have released the Declarant, the Trustees, their respective agents, employees, successors and assigns, and the other Unit Owners of the Condominium from any liability in connection with the use of any Parking Space and the parking area in which it is located, and to have agreed to indemnify, defend, and hold harmless such persons from and against any and all liability, loss, injuries or damage associated with his/her use of any Parking Space or such parking area.

(7) Each Unit Owner having the exclusive use of a Parking Space shall be responsible, at his/her cost or expense, for keeping such Parking Space in a reasonably clean and well-maintained condition, and shall comply with all of the terms, conditions, and restrictions governing the use of Parking Spaces under this Master Deed, the Declaration of Trust, and the Rules and Regulations. Each such Unit Owner shall be liable to the Trust for any non-compliance with the foregoing requirements, and for any damage to any Parking Space or any associated Common Elements arising from or in connection with the use of a Parking Space, including by any person using such owner's Parking Space with the knowledge or consent of such Unit Owner. Except to the extent otherwise provided herein, or in the Declaration of Trust, maintenance and repair of the Parking Spaces, including paving and striping thereof, shall be performed by the Trust, at Common Expense, in accordance with the common area maintenance and repair provisions contained in the Declaration of Trust.

(8) In connection with the performance of any inspection, maintenance, repair or replacement of the Common Elements, including such portion as contains the Parking Spaces, or in the event of any casualty loss or damage thereto, the Trustees shall have the right, in their discretion, to require that Parking Spaces be vacated temporarily, including overnight or for longer periods of time if necessary to permit any such inspection, maintenance, repair or replacement to be performed, and the Condominium Trust shall not be liable, for compensation or otherwise, to any Unit Owner or other person on account thereof.

(9) If the Property is removed from the provisions of Chapter 183A, all interests in the Parking Spaces shall be deemed extinguished as of the date such removal becomes effective.

(ii) Non-Exclusive Use Parking Spaces. The Garden Style Buildings have two adjacent surface parking areas containing a total of approximately 90 parking spaces. Use of such parking spaces shall be restricted to Owners and guests of the Garden Style Units, subject to the right of the Trust, including its agents, to use one or more such spaces for purposes related to the administration of the Trust. The Trustees shall have the right and authority to regulate and administer parking in such parking areas from time to time, including by Rule and Regulation.

(iii) Any heating and/or cooling component, if located in the Common Areas and Facilities adjacent to each Unit and exclusively serving such Unit, is restricted in use to the Unit Owner of such Unit and shall be maintained and repaired by such Unit Owner at his or her sole cost and expense.

(iv) Patios and Balconies. If a Patio or Balcony is attached to a Unit, the Unit shall carry with it the exclusive right and easement to use the same by the Unit Owner in a manner consistent with the provisions of this Master Deed, the Condominium Trust, and the By-Laws and the Rules and Regulations promulgated pursuant thereto.

(C) As to all so-called Townhouse Units collectively. Some of the Common Areas and Facilities that (i) comprise each of the Townhouse Building(s) (exclusive of the Units and the Limited Common Areas appurtenant to individual Units in each such building) and/or (ii) serve solely or primarily the Units of such Townhouse Building(s), and (iii) are to be maintained, repaired and replaced by the Trust with the costs and expenses thereof to be assessed solely to the Unit Owners of the Townhouse Units, as identified and provided for in Article V, Section 5.5.7 of the Declaration of Trust, shall be deemed Limited Common Areas of the Townhouse Units Group.

(D) As to any so-called Garden-Style Units collectively. Some of the Common Areas and Facilities that (i) comprise each of the Garden Style Building(s) (exclusive of the Units and the Limited Common Areas appurtenant to individual Units in each such building) and/or (ii) serve solely or primarily the Units of such Garden Style Building(s), and (iii) are to be maintained, repaired and replaced by the Trust with the costs and expenses thereof to be assessed solely to the Unit Owners of the Garden Style Units, as identified and provided for in Article V, Section 5.5.8 of the Declaration of Trust, shall be deemed Limited Common Areas of the Garden Style Units Group.

As provided in Paragraph 16 hereof, the Declarant hereby reserves the right and easement to designate and grant Limited Common Areas and Facilities for the exclusive use of Units to be added to the Condominium as part of any future phase(s) and, if such Limited Common Areas and Facilities vary or are different from those described above in this paragraph 7, shall specify and describe such Limited Common Areas and Facilities in the amendment to this Master Deed adding such phase(s).

#### **8. Percentage Ownership Interest in Common Areas and Facilities.**

The percentage ownership interest of each Unit and Exclusive Use Parking Space in the Common Areas and Facilities has been determined in conformance with Chapter 183A, upon the basis of the approximate relation that the fair value of each Unit and Exclusive Use Parking Space measured as of the date of this Master Deed bears to the aggregate fair value of all Units and Exclusive Use Parking Spaces, also measured as of the date of this Master Deed, which undivided interest is set forth in Exhibit B hereof.

From and after the addition to the Condominium of any subsequent phase or sub-phase containing additional Units and/or Exclusive Use Parking Spaces pursuant to the provisions of this Master Deed, the percentage ownership interest to which the Initial Units and Exclusive Use Parking Spaces (and any Unit and Exclusive Use Parking Space added by way of previously recorded Phasing Amendments) are entitled shall be reduced accordingly and the percentage ownership interest of the Initial Units and Exclusive Use Parking Spaces and all Units and Exclusive Use Parking Spaces subsequently included herein shall be determined as set forth above.

The percentage figures so determined shall be rounded by the Declarant to the least extent, if any, necessary as determined by Declarant in its sole discretion, to obtain a 100.00 percent total for all Units and Exclusive Use Parking Spaces. Solely for purposes of calculating common expense assessments, said charges may be rounded to the nearest dollar but calculated using said percentage interest.

#### **9. Purpose and Restriction of Use.**

(a) Purpose and Restriction of Use for all Units: The purposes for which the Units are intended to be used are as follows:

- (1) Each Unit shall be used only for residential dwelling purposes.
- (2) The Unit and area restricted to the Unit Owner's use shall be maintained in good repair and overall appearance and shall be used only for residential dwelling purposes.



(3) No alteration, addition or change to any part of the Common Areas and Facilities may be made and no structure or other improvement (including landscaping) may be built or placed on any portion of the Common Areas and Facilities or Limited Common Areas and Facilities without the prior written consent of the Trustees. The provisions of this paragraph shall not apply to Declarant.

(4) No Unit Owner shall make any structural addition, alteration or improvement (of either a temporary or permanent nature) in or to their Unit, or any Limited Common Areas and Facilities, without the prior written approval of the Trustees. Without limiting the foregoing, all proposed subflooring and finish flooring changes inside a Garden Style Unit must be approved pursuant to this provision. Prior to the Transition Event, as defined in the Declaration of Trust, the Trustees shall be under no obligation to answer any such written request or grant any such approval. After the Transition Event, the Trustees shall have the obligation to answer any written request by a Unit Owner for approval of a proposed non-structural addition, alteration or improvement to such Unit Owner's Unit (but not as to any Limited Common Areas and Facilities of such Unit) within ninety (90) days after such request is received (as said period may be extended reasonably by the Trustees, in their discretion, for submission of additional information or supporting materials, or independent review, as may be required by the Trustees for consideration of such request), and failure to do so within the stipulated time shall constitute an approval by the Trustees of the proposed addition, alteration or improvement; provided, however, that no such addition, alteration or improvement shall be made that would affect the exterior appearance of the Unit, the building, or any of Limited Common Areas and Facilities. Whether approval is obtained in writing from the Trustees or constructively due to failure to reply within the time permitted hereunder, no Unit Owner shall make any such addition, alteration or improvement in or to any Unit or any Limited Common Areas and Facilities without first (1) obtaining and maintaining during the course of such work such insurance as the Trustees may reasonably prescribe and providing the Trustees with a certificate of insurance prior to the commencement of the work; (2) executing and delivering to the Trustees an agreement, in form and substance reasonably satisfactory to the Trustees, setting forth the reasonable terms and conditions under which such alteration, addition or improvement may be made, including, without limitation, the days and hours during which any such work may be done, and containing such terms and conditions as the Trustees may impose in their discretion for the performance of such work; and (3) executing and delivering to the Trustees an agreement indemnifying and holding harmless the Trustees, its agents and employees, and all Unit Owners of the Condominium from and against any liability, cost or expense arising out of or connected to such work. Additionally, any such alteration, addition or improvements shall be subject to all other applicable provisions of the condominium documents of the Condominium, unless such agreement expressly provides otherwise. Without limitation, no such addition, alteration or improvement shall jeopardize the soundness or safety of the Common Elements, including the Building, or any Unit. In the event the Trustees choose to have the proposed addition, alteration or improvement reviewed by an independent architect or engineer, the Unit Owner shall pay the charges of such architect or engineer. The Unit Owner shall also bear the cost of any increased taxes or insurance premiums resulting from any such alteration, addition or improvement.

(5) Any application to any department of the Town of Grafton or any other governmental authority for a permit to make an addition, alteration or improvement in or to any Unit shall be completed by the Unit Owner and approved by the Trustees, without however, incurring any liability on the part of the Trustees or any of them to any contractor, subcontractor or material men on account of such addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom.

(6) These provisions shall not apply to Units owned by the Declarant or its designee until such Units have been initially conveyed by the Declarant or such designee.

(7) Any alterations or improvements made to a Unit shall be made in accordance with all applicable rules, regulations, standards and requirements of any and all governmental agencies having jurisdiction thereof.

(8) No building, deck, patio, fence, sign, statuary, wall or other structure, or change or alteration to the exterior of the Units or color of the Buildings or in the landscaping shall be commenced, erected, replaced, repaired or maintained, nor shall any exterior addition to, or change or alteration thereto, be made without the express written approval of the Trustees and unless the Unit Owner complies with requirements of any architectural control provisions, rules, and policies as may be promulgated by the Trustees from time-to-time. This provision shall not apply to any of the foregoing that were originally installed or constructed by Declarant and is intended to apply to subsequent changes, alterations or additions contemplated by the Unit Owner.

(9) Unit Owners who mortgage their Unit shall notify the Trustees providing the name and address of the mortgagee.

(10) The Trustees shall, at the written request of the mortgagee of the Unit report any unpaid Common Charges due from the Unit Owner of such Unit. The cost of administering such request, if any, shall be borne solely by the Unit Owner.

(11) No nuisances shall be allowed upon the Property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the Property by its residents.

(12) No immoral, improper, offensive or unlawful use shall be made of the Property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(13) Rules and Regulations promulgated by the Trustees concerning the use of the Property shall be observed by the Unit Owners, provided, however, copies of such regulations are furnished to each Unit Owner prior to the time the Rules and Regulations become effective.

(14) The Common Expenses shall be paid when due.

(15) Occupancy of the Units shall be restricted to Residential Occupancy in accordance with the Zoning By-Laws.

(16) No Unit Owner may alter the landscaping located on the Common Areas and Facilities.

(17) No enclosure, awning, screen, screen door, antenna, solar panel, satellite dish, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any building or attached to or exhibited through a window of the building, and no painting or other decorating shall be done on any exterior part or surface of the building without the express written approval of the Trustees.

(18) All use and maintenance of Units, the Common Areas and Facilities and Limited Common Areas and Facilities shall be conducted in a manner consistent with the comfort and convenience of the occupants of the other Units. No Unit owner may use or maintain his Unit, Common Areas and Facilities appurtenant thereto or Limited Common Areas and Facilities in any manner or condition which will impair the value or interfere with the beneficial enjoyment of the other Units, the Common Areas and Facilities and Limited Common Areas and Facilities.

(19) No Unit or any part of the Common Areas and Facilities or Limited Common Areas and Facilities shall be used or maintained in a manner contrary to or inconsistent with the provisions of this Master Deed, the Condominium Trust and the By-Laws set forth therein (hereinafter the "The By-Laws") and the Rules and Regulations of the Condominium adopted pursuant to said By-Laws.

(20) Nothing shall be done or kept in any Unit which will increase the rate of insurance of the Condominium. No Unit Owner shall permit anything to be done or kept which will result in the cancellation of insurance on the Condominium, or which would be in violation of law.

(21) No flammable, combustible or explosive fluid, material, chemical, or substance (except such lighting and cleaning fluids as are customary for residential use and are in compliance with local and state ordinances and laws) may be stored in any Unit.

(22) Nothing shall be done in any Unit which will impair the structural integrity or fire rating of any building or building component, nor shall anything be done in or on said Unit which could structurally change any building, without the prior written permission on each occasion by the Trustees.

(23) Each Garden Style Unit Owner whose Unit is located over other Units in a Garden Style Building shall maintain carpeting, carpeting/padding, and/or area rugs on a minimum of seventy-five percent (75%) of all hard floor surfaces (excluding kitchens, closets and bathrooms).

(24) There shall be no accessory apartments permitted. There shall be no additional bedrooms constructed. All Garden Style Units are limited to a maximum of one bedroom in one-bedroom units and two bedrooms in two-bedroom units. All Townhouse Style Units are limited to a maximum of three bedrooms in three-bedroom units.

(25) Up to two non-roaming cats or dogs per Unit may be kept by any Unit Owner. All dogs shall be properly licensed and shall have rabies and distemper vaccinations annually, proof of which shall be provided to Managing Agent. No reptiles, ferrets, guinea pigs, potbelly pigs, rodents, wild animals nor other species of pet may be kept in a Unit. Notwithstanding the foregoing, fish in a fish aquarium may be kept in any Townhouse Unit. Fish may be kept in a fish aquarium in a Garden Style Unit by the Unit Owner or occupant thereof, but only with the prior written consent of the Trustees which consent may be granted or denied in the Trustees' discretion. No pet shall be left unattended on or in, and no pet shall be tied to any Common Area, including any Limited Common Area. All Unit Owners shall comply with such requirements as the Trustees may establish from time to time, including by rule and regulation, regarding registration, licensing and vaccination of pets. Without limitation, any Unit Owner desiring to bring a pet into the community must register the pet with the Trust's property manager, and the Trustees may specify registration forms, procedures and requirements from time to time, in their discretion. Upon petition by any Unit Owner, the Trustees, in their discretion, shall have the right to approve or disapprove the keeping of any pet other than those species types listed herein. Only Unit Owners may petition the Trustees for variance of this restriction. There shall be no breeding of any animals in any Unit. Pets shall not be permitted to defecate or urinate in any Limited Common Area and, if any pet defecates or urinates in a Common Area the Unit Owner or occupant of the Unit in which the pet is being kept shall clean up and dispose same immediately and properly. The repair of any damage caused by a pet, shall be the responsibility of the Owner of the Unit in which the pet lives. The Trustees are authorized, in their sole discretion, to repair to their satisfaction any such damage not repaired by the responsible Unit Owner, and the Owner of the Unit in which the pet lives shall be assessed the cost of such repair. In the event of any violation of this pet restriction by a Unit Owner or occupant of a Unit, the Trustees, in their discretion, may assess fines and assess costs

or expenses incurred in connection therewith to the Unit Owner of the Unit in which such pet is being kept. Such fines may be in such reasonable amounts as the Trustees may determine, in their discretion from time to time, including by Rule and Regulation. Without limiting the remedies of the Trustees, any pet causing or creating a nuisance or unreasonable disturbance or noise, as determined by the Trustees in their discretion, may be permanently removed from the Property upon three (3) days written notice from the Trustees. Any costs and reasonable attorneys' fees associated with such removal shall be borne by the Unit Owner who owns such pet or in whose Unit such pet is kept. Each Unit Owner shall hold the Trustees and each of the other Unit Owners and their respective agents and employees harmless against loss, liability, damage or expense for any actions of his or her pet(s) within the Condominium. Any amendment to these pet restrictions which restricts (or amends an existing restriction as to) breed, weight and/or number of pets will be enforced prospectively after such amendment takes effect. Existing pets then being kept by existing Unit Owners in compliance with these pet restrictions will be "grandfathered-in" under any such amendment, to the extent such pet otherwise would not be in compliance with these pet restrictions, as so amended. However, the foregoing "grandfathering" provision shall not apply to new pets kept in a Unit after such amendment to these pet restrictions takes effect.

(26) Unit Owners may not display "For Sale" or "For Rent" or any other signs in windows of or otherwise on the exterior of their Units nor may the Owners of Units place window displays or advertising in windows of such Units or on or in the Common Elements including any Limited Common Elements. This provision is not applicable to the Declarant.

(27) The Units are subject to the terms and conditions of certain instruments of record including, without limitation, a certain Special Permit and Site Plan Approval Decision of the Grafton Planning Board issued August 24, 2020 and recorded on January 21, 2021 with the Worcester District Registry of Deeds in Book 64283, Page 338 as amended on September 13, 2022 and recorded on November 14, 2022 with the Registry of Deeds in Book 68480, Page 81 and as further amended on \_\_\_\_\_ and recorded on \_\_\_\_\_ with the Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_ (the "Special Permit"); and a certain Order of Conditions (DEP File # 164-0985) issued by the Grafton Conservation Commission dated July 29, 2020 and recorded on August 14, 2020 with the Registry of Deeds in Book 63017, Page 326 as amended on September 6, 2022 and recorded on September 14, 2022 with the Registry of Deeds in Book 68209, Page 318 and a certain Wetlands Permit issued by the Grafton Conservation Commission dated July 29, 2020 and recorded on August 14, 2020 with the Registry of Deeds in Book 63017, Page 343 as amended on September 6, 2022 and recorded on September 14, 2022 with the Registry of Deeds in Book 68209, Page 342 and a certain Stormwater Permit issued by the Grafton Conservation Commission dated July 29, 2020 and recorded on August 14, 2020 with the Registry of Deeds in Book 63017, Page 350 as amended on September 6, 2022 and recorded on September 14, 2022 with the Registry of Deeds in Book 68209, Page 334 (All Conservation Commission approvals are the "Order of Conditions").

(28) All window treatments shall be white as seen from the exterior of the building (i.e. curtains with a white liner or blinds that are white on the exterior side), or such other neutral color as the Trustees may determine from time to time.

(29) The Trustees or the Managing Agent may retain a pass-key to each of the Garden Style Units. Garden Style Unit Owner shall not alter any lock on any door leading to his or her Unit without the written consent of the Trustees or the Managing Agent. If such consent is given, the Trustees or the Managing Agent shall be provided with a key upon request. In the event the Trustees must make a forced entry because of failure by the Unit Owner to provide the key, the Unit Owner shall be responsible for any damages caused by the entry.

(30) **Parking Restrictions.** All vehicles parked within the Condominium, excluding vehicles parked entirely within the garage of a Townhouse Style Unit, must be in operable condition and have current license plates, registration stickers, and inspection stickers. No Parking Space, except for spaces entirely within the garage of a Townhouse Style Unit, may be used for storage of any vehicle or other property, unless specifically permitted within this Master Deed, the Declaration of Trust or the Rules & Regulations. A Unit Owner who permits any guest, tenant, licensee or other party to use a Parking Space of such Owner shall be responsible for any violation of the condominium documents, including all provisions governing use of Parking Spaces, caused or permitted by any such person. The Trustees shall have the right, without liability or obligation to any Unit Owner or other person, to restrict vehicle size to certain dimensions as the Trustee shall determine in their discretion, by Rule and Regulation, and to enforce such restrictions. All vehicles must be parked wholly within the Parking Spaces. Any vehicle not in conformance with the above may be moved or removed by the Trustees, without notice and at the expense of the vehicle owner. The Trustees, in their discretion and without obligation, may further regulate use of Parking Spaces by Rule and Regulation adopted or amended from time to time by the Trustees in their discretion.

(b) **Leasing Restrictions:** All leases or rental agreements for Units shall be in writing, and of a minimum duration of twelve months. Unit Owners are required to provide the Trustees with a copy of the lease, and to otherwise abide by the Rules and Regulations regarding leases, as amended from time to time by the Trustees. All leases for Units within the Condominium shall include the following language:

*This lease is made in all respects subject to the Landlord's obligations created by the Law and by the Condominium Master Deed, Declaration of Trust, By-Laws, and Rules and Regulations adopted or to be adopted by the Trustees of the Condominium. The parties hereto covenant and agree as follows: The tenant's right to use and occupy the premises shall be subject and subordinate in all respects to the provisions of the Condominium Master Deed, Declaration of Trust, By-Laws, and Rules and Regulations. Each Unit shall be used only for residential dwelling purposes. Failure to comply with these provisions shall be deemed a material breach of this Lease Agreement.*

*Violation-by-Tenants: Unit Owners are responsible for the violations of the Master Deed, Declaration of Trust, By-Laws, and Rules and Regulations by their tenants. If such violation by a tenant creates a nuisance, the Trustees may give written notice to the Unit Owner demanding that it evict the tenant from the Unit and the Trustees may start such proceeding both on behalf of the Trust and as attorney for the Unit Owner if the landlord has not filed such a suit within thirty (30) days of the giving of such notice. If the Trustees succeed in such a suit, the Unit Owner shall be responsible for all costs incurred, including reasonable attorney's fees. Each Unit Owner hereby appoints the Trustees as its attorney-in-fact for such purpose, and such appointment shall be deemed to be irrevocable and coupled with an interest.*

*The tenant acknowledges his or her obligations and agrees to abide by the Master Deed, Declaration of Trust, By-Laws, and Rules and Regulations of the Condominium. Rules violation assessments made to the Landlord, due to noncompliance by the Tenant, shall be reimbursed to the Landlord by the Tenant in full upon demand. The Condominium Documents are entrusted and presented herewith to the Tenant and must be returned to the Landlord upon termination of this agreement. A copy of this lease shall be filed by the Unit Owner with the Trustees of the Condominium:*

*Winslow Point Condominium, c/o the Management Company*

*Each lease must contain the following information: the names of all persons that will reside in the unit, a listing of all pets being kept in the Unit (if applicable), make, color and plate number of each vehicle to be parked in the Condominium; and the name, address and telephone number of an individual who should be contacted in the case of an emergency.*

*Any Unit Owner failing to file said lease at the above address prior to occupancy of his Unit by tenant shall be assessed a penalty set by the Trust a.k.a. the association of Unit Owners (the "Unit Owners' Association") for each violation, and shall be responsible for all court and legal costs involved in the collection of the above matter.*

(c) Affordable Units Restriction: The Special Permit provides that at least 20% of all Units built shall be Affordable Units. Any unit designated as an "Affordable Unit" (or as "AFU" on Exhibit B) is subject to the affordability restrictions, terms and conditions contained in Section 12.2.4 of the Grafton Zoning By-law and the Declaration of Affordable Housing Restriction, to be recorded (the "Affordable Housing Restriction"), as well as the Affordable Housing Deed Rider attached to the Unit Deed for that Unit. Any amendment to the Master Deed which purports to alter, amend or delete this paragraph shall be void and of no force and effect unless in compliance with the termination and extinguishment provisions of the Zoning By-Law, the Affordable Housing Restriction and Affordable Housing Deed Rider for that Unit.

**10. Rights Reserved to the Declarant for Sales and Future Development.**

(a) Notwithstanding any provision of this Master Deed, the Condominium Trust or the By-Laws to the contrary, in the event that there are unsold Units, the Declarant as the owner of such unsold Units shall have the same rights as any other Unit Owner. In addition to the foregoing, the Declarant reserves the right to:

- (i) Lease and license the use of any unsold Units, subject to the provisions of Paragraph 9(b) hereof;
- (ii) Raise or lower the price of unsold Units and/or Exclusive Use Parking Spaces;
- (iii) Use any Unit owned or leased by the Declarant as an office for Declarant's use or as a model for display for purposes for sale or leasing of condominium units; and
- (iv) Make such modifications, additions, or deletions in and to the Master Deed or the Declaration of Trust as may be approved or required by any lending institution making mortgage loans on Units, or by public authorities, provided that none of the foregoing shall diminish or increase the percentage of undivided interest (except as otherwise provided herein relative to adding phases to the Condominium) of any previously sold Unit or increase the price of any Unit under agreement for sale or alter the size or layout of any such Unit.
- (vi) At the Declarant's option, the Declarant shall have the right to continue to use the sprinkler room and mechanical/electrical room located in an underground parking garage in any of the Garden Style Building(s) as an office for a period of one (1) year after the conveyance of the final Unit of the Condominium to a third-party purchaser and shall vacate said office(s) within a reasonable time after said one (1) year period at no cost to Declarant. The rights hereby created shall include but not be limited to physical access to and use of

the designated rooms and/or areas, the right to connect to and into the electrical system, and the right to use such system without cost.

(b) Notwithstanding any provision of this Master Deed, the Condominium Trust or the By-Laws to the contrary, the Declarant, its successors and assigns, and their authorized agents, representatives and employees shall have the right and easement to erect and maintain on any portion of the Condominium, including in or upon any building, or other structure and improvements forming part thereof, fences and sales trailer, landscape, hardscape and such sales signs, banners, flags, and other advertising and promotional notices, displays and insignias they shall deem necessary or desirable.

(c) Notwithstanding any provisions of this Master Deed, the Condominium Trust or the By-Laws to the contrary, the Declarant hereby reserves to itself and its agents, representatives, employees and contractors and Declarant's successors and assigns, the right and easement to enter upon all or any portion of the Common Areas and Facilities with workers, vehicles, machinery and equipment for purposes of constructing, sales and marketing (including sales trailer[s], construction trailer[s] and/or storage trailer[s]) erecting, installing, operating, maintaining, repairing, modifying, rebuilding, replacing, relocating and removing buildings and their appurtenances, creating, extinguishing, and/or relocating utilities and easements of every character, including without limitation, electric, telephone, photovoltaic, wind turbines, sewer, water, propane, and gas line easements, drainage and slope easements, roads, drives, walks and all such other structures and improvements as the Declarant shall deem necessary or desirable to complete the development and construction of the Common Areas and Facilities of the Condominium including the development, construction and addition to the Condominium of future phases as permitted by paragraph 16 of this Master Deed and the development and construction of common use facilities should the Declarant elect to develop and construct same pursuant to the rights reserved to the Declarant in paragraph 17 of this Master Deed. This right and easement shall include the right to store at, in or upon the Common Areas and Facilities vehicles, machinery, equipment and materials used or to be used in connection with said development work, warranty service, and sales and marketing for such periods of time as shall be conveniently required for said development, warranty service and construction work. This easement shall not be construed to limit or restrict the scope of any easements granted for the purpose of facilitating development, construction and expansion of the Common Areas and Facilities of the Condominium under the provisions of any other paragraph of this Master Deed or any other instrument or document, or under applicable law or regulation. The Declarant reserves the exclusive right to grant easements over, under, through and across the Common Areas and Facilities of the Condominium for the purposes of installing utilities and constructing other improvements as the Declarant shall deem necessary or desirable to complete the development and construction of the Condominium. . The reservations by the Declarant in this paragraph also shall apply to and be for the benefit of any portion of any additional land that is owned by or may be acquired by the Declarant, its successors or assigns, and has not been added to the Condominium and shall apply to and be for the benefit of any portion of the Property that has been removed from the Condominium by the Declarant.

(d) The Declarant hereby reserves to itself and its successors and assigns the right to grant or cause the Trustees of the Condominium to grant easements and rights of way, including for utilities, across, under, over and through the Property and the Common Areas and Facilities, or any portion thereof, which Declarant determines necessary or convenient in connection with the development of the Condominium or the development of any additional land that may be added to the Condominium or of any land that may be removed from the Condominium by the Declarant.

The Condominium Trust shall have no right to any compensation, rentals, and/or lease payments in connection with any of Declarant's rights enumerated above.

The Original Trustee of the Condominium Trust (as defined in the Condominium Trust), as the Trustee of the Condominium Trust, as well as any other Declarant appointed Trustees, are responsible solely for their obligations as trustee of the Condominium Trust set forth in the Trust and the provisions of MGL 183A, and said obligations commence only after the Condominium Trust is recorded at the Registry and then only to any Units, Common Areas and Facilities, or Limited Common Areas which have been made a part of the Condominium through either this Master Deed or a Phasing Amendment to this Master Deed.

Each Unit Owner, by recording the deed to his or her unit with the Registry, acknowledges that the Original Trustee of the Condominium Trust (as defined in the Condominium Trust), in its capacity as Trustee of the Condominium Trust, as well as any other Declarant appointed Trustees, shall have no liability for the construction of the Units, Common Areas and Facilities, or Limited Common Areas.

#### **11. Rights Reserved to the Condominium Trust.**

Upon twenty-four (24) hours advance notice (or such longer notice as the Trustees of the Condominium shall determine appropriate) to the Unit Owner involved, (or immediately in case of emergency or a condition causing or threatening to cause serious inconvenience to another Unit), the Trustees of the Condominium shall have the right of access to each Unit, the Common Areas and Facilities thereto, and to the Limited Common Areas. In addition, the Trustees shall have the following rights and easements:

(a) To inspect, maintain, repair or replace the Common Areas and Facilities and Limited Common Areas and Facilities and to do other work reasonably necessary for the proper maintenance or operation of the Condominium;

(b) To grant permits, licenses and easements over the Common Areas and Facilities, for utilities, ways and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium, the right to create, extinguish, and/or relocate utilities and easements of every character, including without limitation, electric, telephone, photovoltaic, wind turbines, propane, sewer, water and gas line easements, drainage and slope easements, roads, drives, walks and all such other structures and improvements as the Condominium Trust shall deem necessary or desirable for the proper operation and maintenance of the Condominium; and

(c) To grant easements to the Town of Grafton as may be required under the terms of the Special Permit and the Order of Conditions (the Special Permit and any other permits or approvals required to complete the condominium, and the Order of Conditions are hereinafter collectively referred to as (the "Permits/Approvals")

Exercise of the foregoing rights shall be subject to the rights and easements reserved to the Declarant, including under Sections 10 and 16 hereof.

#### **12. The Condominium Unit Owners Association.**

The organization through which the Unit Owners will manage and regulate the Condominium established hereby is the WINSLOW POINT CONDOMINIUM TRUST (hereinabove and hereinafter referred to as the "Condominium Trust"), under a Declaration of Trust of even date to be recorded herewith. The Trust is structured such that the trust body, as a whole, shall be responsible for the Common Areas and Facilities. Each Unit Owner shall have an interest in the Condominium Trust in proportion to the percentage of undivided ownership interest in the Common Areas and Facilities to which their Unit is entitled hereunder. As of the date hereof, the name of the original and present Trustee of the Condominium Trust (hereinabove and hereinafter the "Trustees") is Winslow Point Trustee LLC.

The mailing address of the Condominium Trust as of this date is Winslow Point Condominium Trust, c/o Winslow Point Trustee LLC, 115 Flanders Road, Suite 200, Westborough, MA 01581.

The Condominium Trustees have enacted the By-Laws pursuant to and in accordance with the provisions of Chapter 183A.

The FISCAL YEAR of the Condominium Trust shall begin on January 1st of each year.

#### **13. Easements**



The Trustees shall have a right of access to each Unit for maintenance, repair or improvements to any pipes, wires, conduits and public utility lines located in any Unit and servicing any other Unit. The cost of such repairs shall be a Common Expense. The Trustees shall have a right of access to all Common Areas and Facilities for maintenance, repair or improvement whether such Common Elements are restricted or not. In particular, the Trustees shall have the right and easement to enter the Common Areas and Facilities and Limited Common Areas to install, maintain and repair, replace and relocate (1) underground utilities, including, but not limited to electricity, telephone, gas, propane, water, including any irrigation system that serves the Condominium; (2) all pipes, lines, sewer pumps, pump houses and any other facilities associated therewith; and (3) drainage and sewerage facilities including, without limitation, detention basins and any and all associated infrastructure.

The Trustees shall have the right to grant such additional electric, gas, steam, propane, or other utility easements or relocate any existing utility easement in any portion of the Condominium as the Trustees shall deem necessary or desirable for the proper operation and maintenance of the Condominium, or any portion thereof, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the use of any Unit for its permitted purposes. Any utility company and its employees and agents shall have the right of access to any Unit or the Common Areas and Facilities in furtherance of such easements, provided such right of access shall be exercised in such a manner as shall not unreasonably interfere with the use of any Unit for its permitted purposes by its owner, tenants or occupants. The obligation to maintain, repair and replace the Common Areas and Facilities of the Condominium shall be the responsibility of the Trustees.

As a result of the above obligations and responsibilities, the Trustees or any of its directors, agents, employees or contractors shall have a right of access through, under, over and across the Common Areas and Facilities and the Units for the purpose of performing any of its obligations.

If any portion of the Common Areas and Facilities now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Areas and Facilities, or if any such encroachment shall occur hereafter as a result of (a) settling of the Buildings; or (b) alteration or repair to the Common Areas and Facilities made by or with the consent of the Trustees; or (c) as a result of repair or restoration of the Buildings or any Unit after damage by fire or other casualty; or (d) as a result of condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building involved stands.

Each Unit Owner shall have an easement in common with the Unit Owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving his Unit. Each Unit shall be subject to an easement in favor of the Unit Owners of all other Units to use and obtain access to the pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in such Unit and serving other Units. The Trustees and any other person authorized by the Trustees or by the Manager shall have a right of access to each Unit, at reasonable times and upon reasonable notice, except in emergencies, for the purposes of making inspections or for the purpose of correcting any conditions originating in any Unit and threatening another Unit or a Common Element, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other Common Elements in any Unit or elsewhere in the Building. In case of an emergency such right of entry shall be immediate, whether the Unit Owner is present at the time or not.

#### **14. Units Owner's Rights and Obligations.**

(a) All present and future owners, lessees, tenants, licensees, visitors, invitees, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed (including, without limitation, paragraphs 9 and 16 hereof), the Declaration of Trust, the By-Laws, the Unit Deed, and the Rules and Regulations of the Condominium adopted pursuant to the By-Laws, as they may be amended from time to time, and the instruments affecting title to the land described in Exhibit A. The acceptance of a deed or conveyance of a Unit or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Master Deed (including, without limitation, paragraphs 9 and 16 hereof), the

Declaration of Trust, the By-Laws, the Unit Deed and said Rules and Regulations, as they may be amended from time to time, and the said items affecting title to the land, are accepted and ratified by such owner, lessee, tenant, licensee, visitor, invitee, servant or occupant; and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance thereof or lease, tenancy, license or occupancy agreement or arrangement with respect thereto.

(b) Each Unit Owner, by the acceptance of the deed to his or her Unit, thereby irrevocably appoints the Declarant and its successors in title as their attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to develop the Condominium and any additional phase(s) or sub-phases of the Condominium, and do further agree for themselves, their heirs, executors, administrators and successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose.

(c) There shall be no restriction upon any Unit Owner's right of ingress and egress to and from his or her Unit, which right shall be perpetual and appurtenant to unit ownership.

(d) Each Unit shall be entitled to vote its appurtenant percentage interest (including the percentage interest attributable to the appurtenant Exclusive Use Parking Space, if any) as shown on Exhibit B of the most current Amendment to this Master Deed, in any and all matters related to election or removal of trustees or management of the condominium or any other matters in the Act or this Master Deed or the Declaration of Condominium Trust executed and recorded simultaneously herewith requiring a vote of Unit Owners.

(e) Each Unit Owner, including the Declarant, shall be required to pay its share of Common Expenses upon being assessed by the Trust. Such share shall be based upon the percentage interest shown for such Unit (and Exclusive Use Parking Space, if any) on Exhibit B. Each Unit shall be assessed its share of Common Expenses beginning on the date that particular Unit is added to the Condominium by the recording of this Master Deed or a subsequent Phasing Amendment. The Declarant shall be liable for each Unit's common expenses from the date it is added to the Condominium until the time of its initial transfer. Such Common Expenses are sometimes referred to as "General Common Expenses" in the Declaration of Trust and apply to all Units of the Condominium, as more particularly described in the Declaration of Trust including Section 5.5.6 thereof. As provided in the Declaration of Trust, including in Section 5.5.7 and Section 5.5.8 thereof, respectively, each Unit Owner of a Townhouse Unit also shall be required to pay its share of Townhouse Common Expenses and each Unit Owner of a Garden Style Unit shall be required to pay its share of Garden Style Units Common Expenses.

## **15. Amendments.**

Except as otherwise provided in paragraph 16 hereof with respect to amendments adding any additional phase or sub-phase, including any new Unit(s) and/or additional land, to the Condominium or as otherwise reserved by the Declarant or provided herein, this Master Deed may be amended by an instrument in writing (a) signed by the Owners of Units at the time holding at least sixty seven (67%) percent of the proportionate percentage interest in the Common Areas and Facilities, as said interests are defined in Exhibit B to the most recent Phasing Amendment to this Master Deed, or if there is no Phasing Amendment, as defined in the Exhibit B attached hereto, or signed by a majority of the Trustees of the Trust, in which case such instrument shall recite that it has been agreed to in writing by Owners of Units at the time holding at least sixty seven (67%) percent of the proportionate percentage interest in the Common Areas and Facilities, or, in either event, such higher percentage as required by the Condominium Act; and (b) duly recorded with the Registry, provided, that:

(a) The date on which any instrument of amendment is first signed by an owner of a Unit or the majority of the Trustees shall be indicated as the date of the amendment, and no amendment shall be of any force or effect unless recorded within six (6) months after such date.

(b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless signed by the Owner of the Unit so altered.

(c) Except as provided in paragraph 16 hereof with respect to amendments adding new phase(s) or sub-phases to the Condominium, no instrument of amendment which alters the proportionate percentage of the undivided interest to which any Unit is entitled in the Common Areas and Facilities shall be of any force and effect unless signed by the Owners of all the Units so affected.

(d) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirement or provisions of Chapter 183A, as it may be amended, shall be of any force or effect.

(e) No instrument of amendment which purports to affect the Declarant's reserved rights, interests, or easements under this Master Deed, including, without limitation, the reserved right to add additional phase(s) or additional land to the Condominium or to remove land as set forth in paragraph 16 or elsewhere in this Master Deed, or which purports to affect the Declarant's reserved rights to construct, erect or install common use facilities as set forth in paragraph 17 hereof or to amend this Master Deed in connection with exercise of any such reserved right, interests or easements shall be of any force and effect unless it is assented to in writing by the Declarant, and this assent is recorded with such amendment at the Registry.

(f) No instrument of amendment which would adversely affect the Declarant's right and ability to develop and/or market the Condominium, as it may be expanded pursuant to the Master Deed and particularly the provisions of paragraph 16 hereof to include additional phase(s) or sub-phases, or Declarant's rights regarding future development under paragraph 10, shall be of any force or effect unless it is assented to in writing by the Declarant, and this assent is recorded with such amendment at the Registry. The requirements for the Declarant's assent contained in this subparagraph (f) shall terminate upon the completion of sales by the Declarant to third party purchasers (who shall not be a successor to the Declarant's development interest in the Condominium as referred to in paragraph 18 of this Declaration) of all of the Units of the Condominium (including all that can be added hereafter in one or more additional phases) or, fifty (50) years, whichever shall first occur. In the event the then-current guidelines of the Federal National Mortgage Association (FNMA) or the Federal Housing Administration (FHA) for multiple phase projects require such right to terminate prior to the time period set forth above, the Declarant shall shorten such time period so as to comply with said guidelines by an instrument signed by the Declarant.

(g) Except as to amendments made by the Declarant pursuant to its reserved rights under this Master Deed, including any Phasing Amendment, no instrument of amendment affecting any Unit in a manner which impairs the security of a mortgage of record thereon held by a regulated lender or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such mortgage holder.

(h) Except as provided in paragraph 16 hereof with respect to amendments adding new phase(s) or sub-phases to the Condominium, no instrument of amendment which would, in any manner, disqualify mortgages of Units in the Condominium for sale to the Federal National Mortgage Association (FNMA) or the Federal Home Loan Mortgage Corporation (FHLMC) shall be of any force or effect, and all provisions of the Master Deed and Declaration of Trust shall be construed so as to qualify any such mortgages for sale to FNMA and FHLMC. Additional FNMA/FHLMC provisions for the protection of Mortgagees are included in Paragraph 19 below.

(i) No instrument of amendment which purports to amend or otherwise affect paragraphs (g) through (h) of this paragraph 15 shall be of any force and effect unless signed by the Declarant at any time during which the rights, interests and easements reserved to the Declarant under this Master Deed remain in force and effect and, thereafter, unless signed by all of the Unit Owners and all first mortgagees of record with respect to the Units.

(j) Except to the extent otherwise prohibited under the Master Deed and/or the Condominium Act, the instrument of amendment shall be deemed assented to by the holders of the first mortgages of record

with respect to the Units upon the giving of sixty (60) days written notice sent to said Mortgagees by Certified Mail/Return Receipt requested. All consents obtained pursuant to this paragraph shall be effective upon the recording of an affidavit by one or more of the Trustees stating that all necessary notices have been sent via Certified Mail, Return Receipt Requested and the receipt cards have been returned evidencing actual notice to such mortgage holders of record.

Each instrument of amendment executed and recorded in accordance with the requirements of this paragraph 15 shall be conclusive evidence of the existence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid.

**16. Declarant's Reserved Rights to Construct, Add Units/Add Land, Grant Certain Rights to the Town and Remove Land from Condominium**

The Condominium presently is comprised of fifty (50) condominium units in one (1) building (all as more particularly described in Exhibit B hereof) and known as Phase 1. Without intending hereby to limit or affect the rights reserved to the Declarant and its successors in title as hereinafter set forth, the Declarant contemplates the expansion of the Condominium by addition of various buildings, Units and land to the Condominium in multiple successive phases or sub-phases (sometimes referred to herein as "future phases," "additional phases" or "new phases"), with each such additional phase being comprised of one or more Units and/or, if applicable, the additional land or portion thereof.

The maximum number of Units in the Condominium, if all allowable buildings and Units currently permitted by the Permits/Approvals are constructed and added to the Condominium, is one hundred five (105) Units.

The Declarant shall be under no obligation to proceed beyond those Units contained in the Master Deed nor to add additional land to the Condominium; nevertheless, should the Declarant choose to proceed to expand the number of Units in the Condominium and/or add additional land, the following provisions shall define the Declarant's reserved rights, interests and easements and certain obligations to which the Declarant must adhere:

(a) The Declarant's reserved rights, interests, and easements to amend this Master Deed to add new Units and additional land to the Condominium as part of future expansion of the Condominium shall expire fifty (50) years following the recording of this Master Deed provided that this reserved right shall sooner expire upon the first to occur of the following events:

(i) The total Units then included in the Condominium by virtue of this Master Deed and subsequent amendments hereto have reached the permitted maximum number; or

(ii) The Declarant shall record with the Registry a statement specifically relinquishing its rights to amend this Master Deed to add additional Units to the Condominium.

Notwithstanding the foregoing, if the then-current guidelines of the Federal National Mortgage Association (FNMA) and/or Federal Housing Administration (FHA) for multiple phase projects require such rights to expire earlier than the dates set forth above, the Declarant shall shorten such time period so as to comply with said guidelines by recording a statement specifically amending this section of the Master Deed. Conversely, if the then-current guidelines of the Federal National Mortgage Association (FNMA) and/or Federal Housing Administration (FHA) for multiple phase projects permit such rights to expire later than the dates set forth above, the Declarant shall be allowed to lengthen such time period by recording a statement specifically amending this section of the Master Deed.

(b) Each additional phase following the initial phase created by this Master Deed shall consist of at least one Building; provided, however that the Declarant shall have the right and easement to add a sub-

phase, which could consist of a portion of a Building, and to add a phase or sub-phase that includes or consists solely of additional land. Each Building will contain at least one unit as described on Exhibit B.

(c) The Declarant may not amend this Master Deed so as to exceed the maximum number of Units set forth above unless and until the Declarant obtains the appropriate permits and approval from the Town of Grafton (if necessary) to do so.

(d) The Declarant reserves the right to change the type of construction, size, layout, architectural design and principal construction materials of future buildings and the Units therein (to the extent allowed under the Permits/Approvals), which are to be added to the Condominium as part of future phases and to change the layout and configuration of the Condominium (to the extent allowed under the Permits/Approvals); provided, however, that any future buildings and the Units therein shall be consistent with the quality of construction of buildings and Units described in this Master Deed. The Declarant also reserves the right to add additional phases and sub-phases, including additional Units, Buildings and land therein, in any order, whether or not shown on the Plans.

(e) The Declarant reserves the right and easement to designate certain portions of the Common Areas and Facilities as Limited Common Areas and Facilities for the exclusive use of the Units to be added to the Condominium as part of future phases and to grant easements to Unit Owners for the exclusive use of such Limited Common Areas. As hereinafter described, each amendment to this Master Deed adding additional phases shall specify the Limited Common Areas and Facilities appurtenant to the Units in such phases if such Limited Common Areas and Facilities are different from those described in paragraph 7 hereof.

(f) The Declarant may add future phases and the buildings and Units therein, including additional land on which such building and units are built, to the Condominium by executing and recording with the Registry amendments to this Master Deed each of which shall contain the following information:

(i) An amended description of any additional land and Building (or portion of the Building in the case of a sub-phase) being added to the Condominium. To the extent that additional land is added to the Condominium, the Declarant shall amend Exhibit A to include such additional land.

(ii) An amended Exhibit B describing the designations, locations, approximate areas, numbers of rooms, immediately accessible Common Areas and Facilities and other descriptive specifications of the Units being added to the Condominium, as well as describing any variations to the boundaries of such Units from those boundaries set forth in subparagraphs 5(c) and 5(d) of this Master Deed.

(iii) If the boundaries of the Units being added to the Condominium vary from those described in said subparagraphs 5(c) and 5(d), the definition of the Common Areas and Facilities contained in paragraph 6 hereof shall be modified, as necessary, with respect to such Units.

(iv) An amended Exhibit B setting forth the new percentage ownership interests for all Units in the Common Areas and Facilities of the Condominium based upon the addition of the new Units and in keeping with paragraph 8 hereof for the determination of percentage interests.

(v) If the Limited Common Areas and Facilities designated as appurtenant to the Units being added to the Condominium vary from those described in paragraph 7 hereof, a description of such variations so as to identify the new or modified Limited Common Areas and Facilities appurtenant to the new Units.

(vi) A revised site plan of the Condominium showing the new building(s) and floor plan(s) for the new Units being added to the Condominium, which floor plan(s) shall comply with the requirements of Chapter 183A. If any new land is added, a new site plan shall be recorded showing the additional land.

Upon the recording of any such amendment to the Master Deed so as to include such additional phase(s) or sub-phase(s), the Units shall become Units in the Condominium for all purposes, including the right to vote, the obligation to pay assessments and all other rights and obligations as set forth herein for Units in the first phase of the Condominium.

(g) The Declarant shall not amend the Master Deed so as to include any additional phase(s) or sub-phase(s) until the construction of the Buildings containing the Units comprising such phase(s) have been completed sufficiently for the certification of plans as provided for in Section 8(f) of Chapter 183A of Massachusetts General Laws.

(h) The Declarant hereby reserves the right to add additional land to the Condominium including, without limitation, for the purposes of adding one or more additional phases to the Condominium. The Declarant reserves said right, but shall be under no obligation, to add any or all such additional land to the Condominium.

In addition to all rights, interests and easements reserved to the Declarant in this Master Deed for or in connection with development of future phases on the Common Areas and Facilities of the Condominium, Declarant shall have, and hereby reserves, for or in connection with development of any additional land that is owned by the Declarant but has not been added to the Condominium, all the same rights, interests and easements as are reserved by the Declarant in this Master Deed, including this paragraph 16, for or in connection with the development of future phases on the Common Areas and Facilities. Without limiting the generality of the foregoing, the Declarant shall have, and hereby reserves (i) a non-exclusive easement and right of way, in, on, over, under, through and upon the internal ways, streets, driveways, walkways, and other Common Areas and Facilities of the Condominium on foot and with vehicles (including construction vehicles and equipment) for access to and from such additional land, for utility purposes (including installation, connection to, and use of utility lines, equipment and services), and for construction and use of other improvements intended to serve such additional land or any buildings or improvements thereon; and (ii) the right (for itself, and as attorney-in-fact for the Trustees, all Unit Owners, and all mortgagees of Units), to grant to the Declarant, its successors and assigns, and to any subsequent owner(s) of such additional land or portion thereof as has not been added to the Condominium, non-exclusive easements and rights of way as to the Common Areas and Facilities for the same purposes as are reserved to the Declarant under clause (i) of this paragraph; and to modify or confirm any such reservations or grants. (i) It is expressly understood and agreed that no such amendments related to the Initial Units, adding new phases or sub-phases, Units and/or additional land to the Condominium, or amendments removing land from the Condominium, or any changes made by the Declarant pursuant to the rights reserved hereunder shall require the consent, approval or signature in any manner by any Unit Owner, any person claiming, by, through or under any Unit Owner (including the holder of any mortgage or other encumbrance with respect to any Unit) or any other party whatsoever, and the only consent, approval or signature which shall be required on any such amendment is that of the Declarant. Any such amendment, when executed by the Declarant and recorded with the Registry, shall be conclusive evidence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid.

(j) Each Unit Owner and any person claiming, by, through or under any Unit Owner (including the holder of any mortgage or other encumbrance with respect to any Unit) understands and agrees that as additional phase(s) or sub-phase(s) containing additional Units are added to the Condominium by amendment to this Master Deed pursuant to the Declarant's reserved rights and easements hereunder, the percentage ownership interest of the Unit in the Common Areas and Facilities, and liability for sharing in the Common Expenses of the Condominium, shall be reduced, since the value of the Unit will represent a smaller proportion of the revised aggregate fair value of all Units in the Condominium. In order to compute each Unit's percentage ownership interest in conformance with Chapter 183A after the addition of a new phase or sub-phase that includes one or more Units, the fair market value of the Unit measured as of the date of this Master Deed shall be divided by the aggregate fair market value of all Units (including the new Units being added to the Condominium), also measured as of the date of this Master Deed. These new

percentage interests shall then be set forth in the aforesaid amended Exhibit B which is to accompany each amendment to this Master Deed which adds a new phase to the Condominium.

(k) Every Unit Owner by the acceptance of a deed to the Unit hereby consents for themselves, their heirs, administrators, executors, successors and assigns and all other persons claiming by, through or under them (including the holder of any mortgage or other encumbrance with respect to any Unit) to the Declarant's reserved rights, interests, and easements under this paragraph 16 and expressly agrees to the alteration of their Unit's appurtenant percentage ownership interest in the Common Areas and Facilities of the Condominium when new phase(s) are added to the Condominium by amendment to this Master Deed pursuant to this paragraph. Each Unit Deed shall contain a statement that the Condominium is phased and that the percentage interest may change as additional phases or sub-phases are added.

(l) In the event that, notwithstanding the provisions of this paragraph to the contrary, it shall ever be determined that the signature of any Unit Owner, other than the Declarant, is required on any amendment to this Master Deed which adds any new phase(s) or sub-phase(s) (including, without limitation, any additional Unit(s) and/or additional land), to the Condominium or relates to the rights reserved by the Declarant in this Paragraph 16 (including such rights as pertain to any additional land and land removed from the Condominium), then the Declarant shall be empowered, as attorney-in-fact for the owner of each Unit in the Condominium, to execute and deliver any such amendment (and any such other instrument as may pertain to such amendment or to the exercise by the Declarant of any such reserved rights) by and on behalf of and in the name of each such Unit owner; and for this purpose each Unit Owner, by the acceptance of the Unit Deed, whether such deed be from the Declarant as grantor or from any other party, constitutes and appoints the Declarant as their attorney-in-fact. This power of attorney is coupled with an interest, and shall be irrevocable and shall be binding upon each and every present and future Owner of a Unit in the Condominium.

(m) The Declarant shall have the right and easement to construct, erect and install on the Property (including, without limitation, for the benefit of any additional land whether or not added to the Condominium) in such locations as the Declarant shall, in the exercise of its discretion, determine to be appropriate or desirable:

(i) Additional roads, drives, parking spaces and areas, walks and paths, landscaping or hardscapes;

(ii) New or additional Limited Common Areas;

(iii) New or additional conduits, pipes, wires, poles and other lines, equipment and installations of every character for the furnishing of utilities, including connection to existing utilities;

(iv) Amenities, recreational facilities and/or infrastructure to be used by the Unit Owners in the Condominium; and/or

(v) All and any other buildings, structures, improvements and installations as the Declarant shall determine to be appropriate or desirable to the development of the Condominium as a phased condominium.

For purposes of such construction, the Declarant shall have all of the rights, and easements reserved to it in subparagraph 10(c) hereof.

The Declarant also reserves the right to have appurtenant to the construction of any Phase (including any on additional land, whether before or after such additional land is added to the Condominium), an easement over that portion of the Property on which are or shall be located the Buildings constituting that Phase, and reserves the right to sell, mortgage or otherwise assign or encumber all or part of this easement as well as the phasing rights reserved herein.

Ownership of each Building, together with the units forming part thereof and all appurtenances thereto, constructed by or for the Declarant pursuant to the said reserved rights and easements shall remain vested in the Declarant until conveyed; and the Declarant shall have the right to sell and convey the said units as Units of the Condominium without accounting to any party with respect to the proceeds of such sales.

The Declarant also reserves the right to grant certain easements over certain Common Areas and Facilities of the Condominium to the Town of Grafton as may be required by the terms of the Permits/Approvals (as those may be amended), and to execute all instruments necessary in connection therewith. Every Unit Owner by the acceptance of a deed to the Unit hereby agrees that the Condominium Property is or may become subject to these easements in accordance with the terms of the Permits/Approvals, regardless of whether such instruments are recorded before or after this Master Deed.

The Property being submitted by the Declarant to Chapter 183A herein is fee simple condition subsequent, which means that the Declarant reserves the right to remove certain portions of the Property (including any additional land that has been added to the Condominium prior to such removal) upon certain conditions. In the event that the Declarant no longer plans to add additional phases on a certain portion of the Property which is included in the Condominium and relinquishes the Declarant's right to add phases on such portion by recording with the Registry a statement specifically relinquishing its rights to amend this Master Deed to add additional Units to the Condominium on said portion of the Property, then the title to said undeveloped portion of the Property shall revert in the Declarant, provided that the Declarant does not state otherwise in the statement recorded at the Registry and re-enters the Property. The foregoing provisions of this paragraph shall not preclude removal of different portions of the Property on more than one occasion. Upon removal of any such portion of the Property from the provisions of Chapter 183A, the interest therein, if any, of any Unit Owner, mortgagee holding a mortgage or security interest therein, and all Trustees under the Trust shall terminate and revert in the Declarant, its successors or assigns. Each Unit Owner, mortgagee holding a mortgage or security interest in a Unit, and all Trustees under the Trust do hereby appoint the Declarant, its successor or assigns, as such Unit Owner's, mortgagee's and Trustee's attorney-in-fact to execute, acknowledge and deliver any or all instruments necessary and appropriate to revert fee absolute title thereto in the Declarant, its successors or assigns. The Declarant's reserved rights to remove certain portions of the Property include, without limitation, the right, but not the obligation, to identify from time to time such portions of the Property as are or remain subject to removal or that are not (or are no longer) subject to removal pursuant to the foregoing provisions of this paragraph 16. Without limitation, the Declarant may do so on the Site Plan or any revised Site Plan by delineating portions of the Property that are, or no longer are, subject to removal by the Declarant hereunder, or by description in any instrument executed by the Declarant and recorded with the Registry of Deeds (which, without limitation, may take the form of a phasing or special amendment to this Master Deed, as determined by the Declarant). The recording of any such Site Plan, revised Site Plan, or instrument shall not constitute the statement provided for in the immediately preceding paragraph unless so stated in such instrument, and, if recorded, shall not constitute a waiver or relinquishment of any right to remove certain portions of the Property as provided for above in this paragraph 16.

If any portion of the Property is so removed from the Condominium, the Declarant shall have, and hereby reserves, as appurtenant to such removed portion of the Property (i) a non-exclusive easement and right of way, in, on, over, under, through and upon the internal ways, streets, driveways, walkways, and other Common Areas and Facilities of the Condominium on foot and with vehicles, and for utility purposes (including installation, connection to, and use of utility lines, equipment and services), (ii) and the right (for itself, and as attorney-in-fact for the Trustees, all Unit Owners, and all mortgagees of Units) to grant, as appurtenant to all or any portion of such removed Property and for the benefit of any owner of such removed Property or any portion thereof, non-exclusive easements and rights of way for the same purposes as are reserved to the Declarant under clause (i) of this paragraph; and to modify or confirm any such reservations or grants. Whether or not expressly stated in each instance, each power of attorney or appointment of the Declarant as attorney-in-fact granted or reserved to the Declarant in this Master Deed or in the Declaration of Trust is coupled with an interest and irrevocable, and shall be binding upon each and every present and future Unit Owner of a Unit, holder of a mortgage on a Unit, and Trustee of the Trust, as applicable.



The terms "reserved rights" and "rights reserved," when used in the Condominium Documents with reference to or in connection with the Declarant, shall be deemed to and include "interests and easements," whether or not such words are included, unless otherwise expressly stated or the context does not so permit; and each reserved right includes an easement with a present right to enter upon and use the Common Areas and Facilities for exercise of such right, unless otherwise expressly stated. References to rights, interests and/or easements that are reserved to or by the Declarant shall be deemed to mean the Declarant, its successors and assigns, whether or not the words "successors and assigns" are included, unless otherwise expressly stated or the context does not so permit.

**17. Declarant's Reserved Rights to Construct Future Common Use Facilities in the Common Areas and Facilities.**

The Declarant, for itself and its successors and assigns, hereby expressly reserves the right and easement to construct, erect and install on the Property in such locations as it shall determine to be appropriate or desirable one or more common use facilities to serve the Condominium, together with all such utility conduits, pipes, wires, poles and other lines, equipment and installations as shall be associated therewith, which may be characterized as, without limitation, amenities, recreational facilities, and/or infrastructure. Upon substantial completion of any such common use facility, it shall become part of the Common Areas and Facilities of the Condominium, and the Declarant shall turn it over to the Trustees and the Trustees shall accept responsibility for such management, operation and maintenance in accordance with the terms of this Trust, however Declarant shall retain certain rights to use the Common Areas and Facilities to the extent set forth herein and in the Trust. Nothing contained in this paragraph 17, however, shall in any way obligate the Declarant to construct, erect or install any such shared and/or common use facility as part of the Condominium development.

**18. Definition of "Declarant".**

For purposes of this Master Deed and the Declaration of Trust, including the By-Laws therein and any Rules and Regulations promulgated thereunder, the term "Declarant" shall mean and refer to Pulte Homes of New England LLC, and any successors or assigns that come to stand in the same relationship as developer and declarant of the Condominium.

**19. Provisions for the Protection of Mortgagees.**

Notwithstanding anything in this Master Deed or in the Condominium Trust and By-Laws to the contrary (other than the rights, interests, and easements reserved to the Declarant in this Master Deed and in the Condominium Trust and the By-Laws therein), and subject to any greater requirements imposed by M.G.L., Chapter 183A, the following provisions shall apply for the protection of holders of first mortgages (hereinafter "First Mortgagees") of record with respect to the Units and shall be enforceable by any First Mortgagee:

(a) In the event that the Unit Owners shall amend this Master Deed to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

- (i) Foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
- (ii) Accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or
- (iii) Sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii) above,

(b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed.

(c) Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid Common Expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee except as otherwise provided by Chapter 183A, as it may be amended from time to time.

(d) Any and all Common Expenses, assessments and charges that may be levied by the Trust in connection with unpaid expenses or assessments shall be subordinate to the rights of any First Mortgagee pursuant to its mortgage on any Unit to the extent permitted by applicable law;

(e) A lien for Common Expenses assessments shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer except as otherwise provided by the provisions of Chapter 183A. However, any such delinquent assessments which are extinguished pursuant to the foregoing provision may be reallocated and assessed to all Units as a common expense. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a Unit from liability for, nor the Unit from the lien of, any assessments made thereafter.

(f) Unless all of the institutional first mortgage lenders holding mortgages on the individual units at the Condominium have given their prior written approval, neither the Unit Owners nor the Trustees shall be entitled to:

(i) By act or omission, seek to abandon or terminate the Condominium in the event of substantial destruction of the Condominium Premises by fire or other casualty or in the case of taking by condemnation or eminent domain;

(ii) Change the percentage interest of any individual Unit; provided that this prohibition shall be deemed waived to the extent necessary to allow the phasing of the Condominium pursuant to Section 16 hereof; or

(iii) Partition or subdivide any Unit; or

(iv) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and Facilities, provided, however, that the granting of easements/restrictions for public utilities or for other public purposes consistent with the intended use of the Common Areas and Facilities by the Condominium including, without limitation, the granting of the certain easements in accordance with the terms of the Permits/Approvals, and the exercise of other actions with respect to granting of special rights of use or easements of General and Limited Common Areas and Facilities contemplated herein shall not be deemed an action for which any prior approval of a mortgagee shall be required under this Subsection; and further provided that the granting of rights by the Trustees to connect adjoining Units shall require the prior approval of only the mortgagees of the Units to be connected; and provided further that this prohibition shall be deemed waived to the extent necessary to allow the phasing of the Condominium pursuant to Section 16 hereof; or

(v) Use hazard insurance proceeds for losses on any property of the Condominium (whether to Units or to common elements) for other than the repair, replacement or reconstruction of such property of the Condominium, except as provided by statute in case of taking of or substantial loss to the Units and Common Areas and Facilities of the Condominium.

(g) To the extent permitted by law, all taxes, assessments, and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole;

(h) In no case shall any provision of the Master Deed or the Trust give a Unit Owner or any other party priority over any rights of an institutional first mortgagee of the Unit pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of such Unit and/or the Common Areas and Facilities of the Condominium;

(i) An institutional first mortgage lender, upon request to the Trustees, will be entitled to:

(i) written notice of any proposed amendment of the Master Deed effecting a change in (a) the boundaries of the Unit or the exclusive easement rights appertaining thereto for the Unit on which it holds a first mortgage, (b) the interest in the General or Limited Common Areas and Facilities appertaining to such unit or the liability for Common Expenses appertaining thereto; (c) the percentage interest and voting rights appertaining to said unit, or (d) the purposes to which said Unit or the Common Areas and Facilities related to said Unit are restricted;

(ii) written notification from the Trustees of any default by its borrower who is an owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Trust By-Laws which is not cured within sixty (60) days;

(iii) inspect the books and records of the Trust at all reasonable times;

(iv) receive an audited (or less intensive attestation as may be allowed by Chapter 183A) financial statement of the Trust within ninety (90) days following the end of any fiscal year of the Trust;

(v) receive written notice of all meetings of the Unit Owners' Association, and be permitted to designate a representative to attend all such meetings;

(vi) receive prompt written notification from the Trustees of the Unit Owners' Association of any damage by fire or other casualty to the Unit upon which the institutional lender holds a first mortgage or proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities of the Condominium;

(vii) receive written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Trust; and

(viii) receive written notice of any action which requires the consent of a specified percentage of eligible mortgagees.

(j) Notwithstanding anything to the contrary contained herein, the provisions of this subparagraph (j) shall not apply to the rights reserved by the Declarant in paragraph 16 hereof with respect to amendments adding new unit(s) to the Condominium. Excluding any amendments relating to the rights reserved by the Declarant in Paragraph 16, the prior written consent of fifty-one (51%) percent of the first mortgagees holding mortgages on Unit who have requested notification of the consideration of material amendments, and of Unit Owner entitled to at least sixty-seven (67%) percent of the percentage ownership interest herein shall be required for the following:

(i) to add or amend any material provisions of the Master Deed or the Trust which establish, provide for, govern or regulate any of the following:

- a. voting;
- b. assessments, assessment liens or subordination of such liens;
- c. reserves for maintenance, repair and replacement of the common elements;
- d. insurance or fidelity bonds;

- e. rights to use Common Areas and Facilities;
- f. responsibility for maintenance and repair of the several portions of the Condominium;
- g. expansion or contraction of the Project or the addition, annexation or withdrawal of property to or from the property, except for the rights reserved by the Declarant under Paragraph 16;
- h. boundaries of any Unit;
- i. interests in the General or Limited Common Areas;
- j. convertibility of Units into Common Areas or Common Areas into Units;
- k. leasing of Units;
- l. imposition of any right or first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his or her Unit in the Condominium;
- m. any provisions which are for the express benefit of mortgage holders or eligible insurers of first mortgages on Units.

The Declarant intends that the provisions of this paragraph shall comply with the requirements of the Federal Home Loan Mortgage Corporation and The Federal National Mortgage Association with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this paragraph 19 may not be amended or rescinded without the written consent of all First Mortgagees, which consent shall appear on the instrument of amendment as such instrument is duly recorded with the Registry in accordance with the requirements of paragraph 15 hereof;

Notwithstanding any provision of this paragraph 19, implied approval of mortgagees is to be assumed when a mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested.

## **20. Special Amendment.**

Notwithstanding anything herein contained to the contrary, the Declarant reserves the right and power to record a special amendment ("Special Amendment") to this Master Deed or the Trust at any time and from time to time which amends this Master Deed or Trust (without the consent of any other Unit Owners or Trustees):

- a. To comply with requirements of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, or any other governmental agency or any other public, quasi-public or private entity which performs (or in the future may perform) functions similar to those currently performed by such entities;
- b. To induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering Unit ownership;
- c. To bring this Master Deed or the Trust in compliance with M.G.L. c. 183A;

d. To correct clerical or typographical errors in this Master Deed or the Trust or any Exhibit thereto, or any supplement or amendment thereto; and/or

e. To clarify any ambiguous terms or provision contained in this Master Deed or the Trust or any Exhibit thereto, or any supplement or amendment thereto, to clarify any provisions in this Master Deed reserving rights, interests, or easements to the Declarant, or to correct any formal defect or omission.

In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant to vote in favor of, make or consent to any such Special Amendment on behalf of each Unit Owner. Each deed, mortgage, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof, shall be deemed to be a consent to the reservation of the power to the Declarant to vote in favor of, make, execute and record any such Special Amendment. The right of Declarant to act pursuant to rights reserved or granted under this Article shall be automatically assigned by the Declarant, without further confirmation or act or deed by the Declarant to the Trustees upon the occurrence of the Takeover Event, as defined in Paragraph 3.1 of the Trust.

## **21. Dispute Resolution and Hearing Procedures.**

- A. No Unit Owner shall have the right to object, challenge, or commence any suit at law or in equity or take any other action under any act, power or authority now in force or hereafter to be enacted except after following such procedures as are established by the Board of Trustees by Rule or Regulation consistent with the provisions of this Section.
- B. Declarant, the Board of Trustees, its trustees, officers, directors, and committee members, Unit Owners, and all parties subject to this Master Deed (collectively, the "Bound Parties"), agree that it is in the best interest of all concerned to encourage the amicable resolution of disputes involving the Condominium without the emotional and financial costs of litigation. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim described below, unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth herein in a good faith effort to resolve such Claim.
- C. As used in this Section, the term "Claim" will refer to any claim, grievance or dispute arising out of or relating to:
  - i. the interpretation, application, or enforcement of the Master Deed, Declaration of Trust, the By-Laws, and Rules and Regulations adopted by the Board of Trustees;
  - ii. the rights, obligations, and duties of any Bound Party under the Master Deed, Declaration of Trust, the By-Laws, and Rules and Regulations adopted by the Board of Trustees; or
  - iii. the design or construction of improvements within the Condominium.
- D. The following will not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth above:
  - i. any suit by the Board of Trustees to collect assessments or other amounts due from any Unit Owner;
  - ii. any suit by the Board of Trustees to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Board of Trustees' ability to enforce the provisions of this Master Deed, Declaration of Trust, the By-Laws, and Rules and Regulations adopted by the Board of Trustees;

- iii. any suit which does not include Declarant or the Condominium Trust as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Master Deed, Declaration of Trust, and Rules and Regulations adopted by the Board of Trustees; and
- iv. any suit in which any indispensable party is not a Bound Party

## **22. Dispute Resolution Procedures.**

- A. Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") will give written notice to each Respondent and to the Board stating plainly and concisely:
  - i. the natures of the Claim, including the Persons involved and the Respondent's role in the Claim; and
  - ii. the legal basis of the Claim (i.e., the specific authority out of which the Claim arises); and
  - iii. the Claimant's proposed resolution or remedy; and
  - iv. the Claimant's desire to meet with the Respondent to discuss in good faith ways to resolve the Claim.
- B. Negotiation. The Claimant and Respondent will make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.
- C. Mediation. If the parties have not resolved the Claim through negotiation within thirty (30) days of the date of the notice described above (or within such other period as the parties may agree upon), the Claimant will have thirty (30) additional days to submit the Claim to mediation with an entity designated by the Condominium Trust (if the Condominium Trust is not a party to the Claim) or to an independent agency providing dispute resolution services in the Greater Boston or Worcester Metropolitan area.

If the Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation when scheduled, the Claimant will be deemed to have waived the Claim, and the Respondent will be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

If the Parties do not settle the Claim within thirty (30) days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator will issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant will thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

Each Party will bear its own costs of the mediation, including attorney's fees, and each Party will share equally all fees charged by the mediator.

Any settlement of the Claim through negotiation or mediation will be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section. In such event, the party taking action to enforce the agreement or award will,

upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorneys' fees and court costs.

**23. Severability.**

In the event that any provisions of this Master Deed shall be determined to be invalid or unenforceable in any respect, it shall be interpreted and construed so as to be enforceable to the extent and in such situations as may be permitted by applicable law, and in any event, the partial or total enforceability of such provisions shall not affect in any manner the validity, enforceability or effect of the remainder of this Master Deed; and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

**24. Waiver.**

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches that may occur.

**25. Invalidity.**

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

**26. Limited Recourse.**

Notwithstanding anything to the contrary contained in this Master Deed or the Declaration of Trust, any liability or claims against the Declarant shall be made only against the Declarant, and with recourse strictly limited to the Declarant's interest in the Condominium, and in no event shall any recovery or judgment be sought, obtained or enforced against any of the Declarant's other assets (if any) or against any of the Declarant's members, managers, partners (or their constituent partners), successors or assigns, or any director, officer, employee, agent, representative, or shareholder of any of the foregoing (collectively, "Declarant Persons"). No such Declarant Person(s) shall have any personal liability and in no event shall any claimant be entitled to seek, obtain, or enforce any other damages of any kind, including, without limitation, consequential, indirect, special, multiple, or punitive damages from or against the Declarant or any Declarant Person(s).

**27. Conflicting Provisions.**

If any provisions of this Master Deed shall be invalid or shall conflict with Chapter 183A, as amended, or if any provision of this Master Deed conflicts with any other provision thereof or with any provision of the Declaration of Trust, then the following rules of construction shall be used:

- A. In the event of a conflict between the Master Deed and said Chapter 183A, as amended, the provisions of Chapter 183A shall control; and
- B. In the event of a conflict between this Master Deed and the Declaration of Trust, this Master Deed shall control except to the extent otherwise stated herein.

[SIGNATURE PAGE TO FOLLOW]

Executed as a sealed Instrument on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

DECLARANT  
Pulte Homes of New England LLC

\_\_\_\_\_  
By: Matthew R. Coppa  
Its: Authorized Real Estate Signatory

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned notary public, personally appeared Matthew R. Coppa, Authorized Real Estate Signatory for Pulte Homes of New England LLC who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, in the capacity indicated, and that he has the authority to sign in that capacity.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:



## Exhibit A

### Legal Description

Land situated off Institute Road in the Town of Grafton, Worcester County, Massachusetts, consisting of approximately 7.7 $\pm$  acres of land as shown as Lot D-2 on the plan entitled Plan of Land, Institute Road at Westboro Road (Route 30), Grafton, Mass, dated January 19, 2023 and recorded with Worcester County Registry of Deeds on January 27, 2023 in Plan Book 969 Plan 6.

DRAFT

**Exhibit B**

Schedule of Percentage Interests and Description of Units

Number of Units in Phase 1: \_\_\_\_\_ (50 units)

Number of Buildings in Phase 1: \_\_\_\_\_ (1 building)

DRAFT

**NOTE: This Document Is Subject to Revision Prior to Recording with  
Worcester District Registry of Deeds**

THIS SPACE RESERVED FOR REGISTRY

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**DECLARATION OF TRUST OF  
WINSLOW POINT CONDOMINIUM TRUST**

THIS DECLARATION OF TRUST is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Winslow Point Trustee LLC, a Massachusetts limited liability company, having its principal office at 115 Flanders Road, Suite 200, Westborough, MA 01581 (hereinafter called the "Original Trustee" or "Trustee" or "Trustees,"), which term and any pronoun referring thereto shall be deemed to include any successors in trust hereunder and to mean the trustees for the time being hereunder wherever the context so permits).

**ARTICLE I - Name of Trust**

The Trust created in and by the Declaration of Trust is known as: WINSLOW POINT CONDOMINIUM TRUST (the "Trust" or "Unit Owners' Association") and has an address of 115 Flanders Road, Suite 200, Westborough, Massachusetts 01581.

**ARTICLE II - The Trust and Its Purposes**

2.1 General Purposes. This Trust is created as the organization of unit owners (hereinafter the "Owners" or "Unit Owners") as required by the provisions of Chapter 183A, as amended, of the Massachusetts General Laws (hereinafter "Chapter 183A") for the purpose of managing WINSLOW POINT CONDOMINIUM, a condominium ("Condominium") established by the Master Deed (hereinafter "Master Deed") executed by Pulte Homes of New England LLC (hereinafter the "Declarant", which term shall also include all persons or entities which may succeed to the Declarant's position as developer of the Condominium in accordance with the definition of Declarant contained in paragraph 18 of the Master Deed), dated the same date as the date of this Trust and recorded herewith. The Units are intended to be used only for residential dwelling purposes. In addition, certain Units are subject to affordable housing restrictions, all as provided for in the Master Deed.

The separate Units Groups created pursuant to paragraphs 5.5.7 and 5.5.8 of this Declaration of Trust are created for the purpose of managing the maintenance and assessments related to the Limited Common Areas and Exclusive Use Parking Spaces associated with the two (2) different types of residential units of the Condominium, those being the Garden Style Units and the Townhouse Style Units.

2.2 Definitions. Unless the context otherwise requires, the words defined in the Master Deed and the definitions contained in Section 1 of Chapter 183A shall be applicable to this Trust.

2.3 Trust and Not Partnership. It is hereby expressly declared that a trust and not a partnership or corporation is created in and by the Declaration of Trust and that the Unit Owners are beneficiaries and not partners or associates between or among themselves and hold no relation to the Trustees other than as beneficiaries hereunder.

2.4 Property Held in Trust. All property, real and personal, tangible and intangible, conveyed to or held hereunder by the Trustees shall vest in the Trustees, in trust, to manage, administer and dispose of the same, (exclusive of the disposition of Common Areas and Facilities) and to receive and/or distribute the income and/or principal thereof for the benefit of the Owners from time to time of the Units of the Condominium. The beneficial interest of each Unit Owner is set forth in Exhibit B of the Master Deed, which interest is equal to the percentage undivided interest of each Owner's Unit in the Common Areas and Facilities of the Condominium, as said Master Deed may be amended from time to time.

### ARTICLE III - The Trustees

3.1 Number of Trustees, Term of Office, Vacancies. There shall be at all times five (5) Trustees or such other number as the Unit Owners may determine (but in any event an odd number), from time to time by vote of the Unit Owners holding not less than 51% of the total voting power (defined in 4.3 below). However, until the "Transition Event", as hereinafter defined (the "Transition Event"), the number of Trustees shall be as follows:

- (a) As of the date hereof, there shall be one Trustee and that Trustee shall be Winslow Point Trustee LLC (the "Original Trustee" or the "Class I Trustee").
- (b) After the date hereof, the Original Trustee, at its full discretion and option, may create two separate groups of Trustees prior to the Transition Event. Class I would consist of the Original Trustee alone and Class II would be comprised of up to three (3) Trustees who are Unit Owners (the "Unit Owner Trustees"). The Unit Owner Trustees shall be elected at a duly constituted meeting of the Unit Owners' Association at which a quorum is present, by a vote of Unit Owners holding not less than fifty-one (51%) percent of the total voting power hereunder, by written vote cast in person, by proxy or by written statement delivered by hand, email, or by U.S. mail, with those candidates obtaining the most votes winning the vacant Unit Owner Trustee seats. This Class II of Trustees shall be known as the "Unit Owner Trustees" or "Class II Trustees". Class II Trustees shall consist of no more than three (3) Unit Owners which collectively would exercise forty-nine (49%) of the voting power of the Trustees. Each person elected to serve as Unit Owner Trustee who wishes to so serve shall promptly file with the Secretary of the Trust his/her written acceptance of election, and upon receipt of such acceptance, the Secretary shall sign and record with the Registry a Certificate of Election setting forth the names of the new Unit Owner Trustees and reciting that they have been duly elected by the requisite vote of the Unit Owners and have filed their written Acceptance of Election with the Secretary. In this Trust, the meaning of "Registry" shall be limited to the Worcester District Registry of Deeds. In the event the Original Trustee causes an election of Class II Trustees, the Original Trustee, as the Class I Trustee, shall retain 51% of the voting power of all Trustees on the Board of Trustees. In the event there is only one (1) Unit Owner Trustee elected, then that one (1) Unit Owner Trustee shall have the remaining 49% of the voting power of all Trustees on the Board of Trustees, however in the event that there is more than one (1) Unit Owner Trustee elected to the Board of Trustees, the multiple Unit Owner Trustees shall share equally in the remaining 49% voting power on the Board of Trustees. Terms: In the event there is one (1) Unit Owner Trustee elected, that Unit Owner Trustee shall serve for a (1) one-year term or until the Transition Event. In the event that there are two (2) Unit Owner Trustees elected, the elected Unit Owner Trustee with the highest number of votes shall serve for a (2) two-year term and the other elected Unit Owner Trustee shall serve for a (1) one-year term, both terms ending at the Transition Event. In the event that there are three (3) Unit Owner Trustees elected, the elected Unit Owner Trustee with the highest number of votes shall serve for a (3) three-year term, the elected Unit Owner Trustee with the next highest number of votes shall serve for a (2) two-year term, and the other elected Unit Owner Trustee shall serve for a (1) one-year, all terms ending at the Transition Event. All Class II Trustees terms expire at the first election to be held at the Transition Event.

Upon the occurrence of the "Transition Event", which shall be no later than the earlier of the following events: (i) One Hundred Twenty (120) days after the last Unit in the Condominium (including all Units that may be added to the Condominium in one or more future phases pursuant to the rights reserved to the Declarant in the Master Deed) has been conveyed to one or more Unit purchasers; or (ii) twenty-five (25) years following conveyance of the first Unit, the term of office of the Original Trustee or its successors designated by the Original Trustee, shall be deemed vacant so as to permit such vacancies to be filled in the manner hereinafter set forth. Notwithstanding the foregoing, in the event the then-current guidelines of the Federal Home Loan Mortgage Corporation ("FHLMC"), the Federal Housing Administration ("FHA") and/or the Federal National Mortgage Association ("FNMA") for multiple phase projects are revised or interpreted to allow the Transition Event to occur earlier or later than the dates set forth above or if the Transition language set forth above is deemed to not be in compliance with the then-current guidelines of FHLMC, FHA and/or FNMA for multiple phase projects, the Original Trustee as well as any other Declarant appointed Trustees, shall have the right (but not the obligation) to amend this Declaration of Trust to provide for earlier or later dates by written instrument signed by the Original Trustee. Until such vacancies have been filled, or until the expiration of a period of thirty (30) days after the occurrence of the Transition Event, whichever shall first occur, the Original Trustee may continue to act hereunder. The term of office of the Trustees elected or appointed to fill the vacancies of the Original Trustee designated by the Declarant shall be for the period until the annual meeting of the Unit Owners immediately succeeding their election or appointment and until their successors have been elected or appointed and qualified. Following the first election, the two (2) Trustees with the highest number of votes will serve for three (3) years, the two (2) Trustees with the next highest number of votes shall serve for two (2) years, and the other Trustee(s) shall serve for a one (1) year term, subject to the requirements of Paragraph 3.2. Thereafter, the term of office for each Trustee shall be for a period of three (3) years. Notwithstanding the foregoing, if at the initial election of Trustees following the Transition Event, there are fewer than five (5) nominees running for the position of Trustee, then the total number of Trustees required under this Section may be reduced to a total of three (3) Trustees. Notwithstanding the foregoing, the purpose of having varying Trustee terms at the first election is to ensure that there is proper continuity on the Board of Trustees.

3.1.1 Establishment of Special Advisory Committee. The Board of Trustees, at its discretion, may create a Special Advisory Committee to advise the Board on any and all matters relative to all powers and duties of the Board of Trustees, including, but not limited to, construction, operation and maintenance of the Condominium. The Special Advisory Committee members shall serve at the pleasure of the Board. All appointees to the Special Advisory Committee shall have the right to attend all meetings of the Board of Trustees (exclusive of any executive session) and advise the Board of Trustees related to all matters coming before the Board of Trustees at said meetings. The Special Advisory Committee appointees shall have no voting rights or decision making rights with respect to Condominium matters requiring the vote of the Board of Trustees or a decision of the Board of Trustees. The Special Advisory Committee may be created in addition to or in lieu of any Class II Trustees elected per 3.1(b) above, solely at the discretion of the Trustees.

3.2 Election of Trustees. Except for the Original Trustee, Trustees shall be elected at a duly constituted meeting of the Unit Owners' Association at which a quorum is present. At any such meeting, a Trustee shall be elected by vote of the Unit Owners present, in person or by proxy ("voting Unit Owners") as follows: the candidate receiving the greatest total percentage of votes, according to the voting power hereunder of such voting Unit Owners, shall be elected; provided, however, that if more than one Trustee is to be elected at such meeting, the Trustee positions shall be filled in descending order of votes received by the candidates, beginning with the candidate receiving the greatest total percentage of votes based on the voting power hereunder of such voting Unit Owners. Each person elected to serve as Trustee who wishes to so serve shall promptly file with the Secretary of the Trust his/her written acceptance of election, and upon receipt of such acceptance, the Secretary shall sign and record with the Registry a Certificate of Election setting forth the names of the new Trustees and reciting that they have been duly elected by the requisite vote of the Unit Owners and have filed their written Acceptance of Election with the Secretary.

3.3 Vacancies. Following the Transition Event, if and whenever the number of Trustees falls below five (5) (or such other odd number as determined by the Unit Owners as provided in paragraph 3.1 above),

a vacancy shall be deemed to exist, and the remaining Trustee or Trustees shall appoint a Trustee to fill the vacancy until the next Annual Meeting, at which time the Unit Owners shall elect a successor Trustee to serve out the remainder of the original term. Each appointment to fill a vacancy, other than by court proceeding as hereinafter provided, shall become effective upon recording with the Registry an instrument in writing signed by such successor and by a majority of the Trustees and acknowledged by such successor and by at least one of said Trustees. Any appointment by such court proceeding shall become effective upon recording with said Registry, of a certified copy of such decree and of the acceptance of such appointment subscribed and sworn to by the successor so appointed. If for any reason any successor shall not be so designated within sixty (60) days after the vacancy in office occurs, a Trustee or Trustees to fill such vacancy or vacancies may be appointed by any court of competent jurisdiction upon the application of any Unit Owner upon notice to all Unit Owners and Trustees and to such others as the court may direct. Notwithstanding the foregoing provisions of this Section, the remaining or surviving Trustees shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Trustees and any person appointed as a successor Trustee as hereinbefore provided shall be vested with the title to the trust property ("Trust Property") jointly with the remaining or surviving Trustee or Trustees without the necessity of any act or transfer or conveyance. For purposes hereof, Trust Property shall include all property, real and personal, tangible and intangible, conveyed to or held by the Trust or its Trustees.

3.4 Quorum and Action by Majority. Subject to the Original Trustee's option to create Class II Trustees pursuant to Section 3.1(b) above, prior to the Transition Event, in all matters relating to the administration of the Trust hereunder and the powers hereby conferred, the Original Trustee as well as any other Declarant appointed Trustees, shall have the full power and authority to act and shall alone constitute a majority for the purposes of this Trust. After the Transition Event, the Trustees may act by a majority vote at any duly called meeting at which a quorum is present, and a quorum shall consist of a majority of the Trustees but no less than two (2). The Trustees may, without a meeting, transact any business that they are authorized to transact at a meeting, provided that the Trustees unanimously assent in writing to the decisions of the Trustees concerning such business by signing the official record of said decisions to be filed with the records of the Trustees. Any action so taken shall have the same force and effect as though taken at a duly called and held meeting of the Trustees.

Provided that a means of remote communication is available for use in connection with a duly called meeting of the Trustees, any Trustee may attend and participate (including for quorum and voting purposes) in a meeting of the Trustees through the use of any means of remote communication by which Trustees not physically present in the same location may hear all other Trustees participating in such meeting or may otherwise communicate with all other Trustees on a substantially simultaneous basis. For purposes hereof, the term "remote communication" shall include, without limitation, any communication via conference telephone, videoconference, the internet (including so-called "online" communications), or other electronic communications equipment. All Trustees shall be advised of the means of remote communication that shall apply to a particular meeting of the Trustees in advance of the meeting.

3.5 No Bond by Trustees. No Trustee elected or appointed as hereinbefore provided, whether as original or successor Trustee, shall be obligated to give any bond or surety or other security for the performance of his/her duties hereunder; provided, however, that Owners holding at least fifty-one (51%) percent of the voting power hereunder may at any time, by notice in writing signed by them and delivered to the Trustee or Trustees affected thereby, require that any one or more of the Trustees shall give bond in such amount and with such sureties as shall be specified in such notice; and provided further that any Trustee or other person who is vested with authority or responsibility for handling funds belonging to or administered by the Trust shall be covered by a fidelity bond conforming to the requirements of Section 5.6.1(d) hereof. All expenses incident to any such bond shall be charged as a Common Expense of the Condominium. Notwithstanding the foregoing, the Original Trustee as well as any other Declarant appointed Trustees, shall not be required to give any bond or surety while acting as Trustee.

3.6 Resignation and Removal of Trustee. Any Trustee may resign by notice in writing given to the Secretary of the Trust, who shall in turn transmit written notice of such resignation to each of the other Trustees. Such written resignation shall be recorded by the Secretary of the Trust at the Registry.

After expiration of the Term of the Original Trustee, but not prior thereto, after reasonable notice and an opportunity to be heard, any Trustee except the Original Trustee as well as any other Declarant appointed Trustees, may be removed from office with or without cause relating to the performance (or the non-performance), as the case may be, of his or her duties as a Trustee by vote of Unit Owners holding at least fifty-one (51%) percent of the voting power hereunder, which vote shall be cast at any Annual or Special Meeting of the Unit Owners, the notice of which shall specify that the removal shall be voted upon thereafter.

Under no circumstances may the Original Trustee or any Trustee appointed by the Declarant be involuntarily removed as Trustee, except by the Declarant.

3.7 Compensation of Trustees. No Trustees shall receive compensation for his/her services, except that, by a vote of a majority of the other Trustees, a Trustee may be reimbursed for his/her out-of-pocket expenditures associated with Trust business.

3.8 No Liability If In Good Faith. No Trustee shall be personally liable or accountable out of her or his personal assets by reason of any action taken, suffered or omitted in good faith, or for allowing one or more of the other Trustees to have possession of the Trust books or property, or by reason of honest errors of judgment, mistakes of fact or law, the existence of any personal or adverse interest, or by reason of anything except her or his own willful malfeasance or default.

3.9 Dealing with Trust Not Prohibited. No Trustee or Unit Owner shall be disqualified by their office from contracting or dealing directly or indirectly with the Trustees or with one or more Unit Owners, nor shall any such dealing, contract or arrangement entered into in respect to this Trust, in which any Trustee or Unit Owner shall be in any way interested, be avoided, nor shall any Trustee or Unit Owner so dealing or contracting being so interested be liable to account for any profit realized by any such dealing, contract or arrangement by reason of such Trustee's holding office or of the fiduciary relation hereby established, or by reason of such Unit Owners status, provided the Trustee or Unit Owner shall act in good faith and shall disclose the nature of his or her interest before entering into the dealing, contract or arrangement.

3.10 Indemnity. The Trustees, and each of them, shall be entitled to indemnity both out of the trust property and by the Unit Owners against any liability incurred by them or any of them in the execution hereof, including without limiting the generality of the foregoing, liabilities in contract and in tort and liabilities for damages, penalties, fines, and counsel fees reasonably incurred by him or her in connection with the defense or disposition of any action, suit or other proceeding, except with respect to any matter as to which he or she shall have been adjudicated in any proceeding to have acted in bad faith or with willful misconduct or reckless disregard of his or her duties or not to have acted in good faith in the reasonable belief that his or her action was in the best interests of the Condominium. Each Unit Owner shall be personally liable for all sums lawfully assessed for his or her share of the Common Expenses of the Condominium and for his or her proportionate share of any claims involving the Trust Property in excess thereof, all as provided in Section 6 and 13 of Chapter 183A. Nothing contained in this paragraph shall be deemed, however, to limit in any respect the powers granted to the Trustees in this instrument.

3.11 The Original Trustee of the Condominium Trust, as well as any other Declarant appointed Trustees, are responsible solely for their obligations as trustee of the Condominium Trust set forth in this Declaration of Trust and the provisions of MGL 183A, and said obligations commence only after this Condominium Trust is recorded at the Registry and then only to any Units, Common Areas, or Limited Common Areas which have been made a part of the Condominium through either the Master Deed or a Phasing Amendment to the Master Deed.

Each Unit Owner, by recording the deed to his or her Unit with the Registry, acknowledges that the Original Trustee of the Condominium Trust, as well as any other Declarant appointed Trustees, shall have no liability for the construction of the Units, Common Areas or Limited Common Areas.

3.12 Dispute Resolution and Hearing Procedures; Dispute Resolution Procedures. The Dispute Resolution and Hearing Procedures, and the Dispute Resolution Procedures set forth in Paragraphs 21 and 22, respectively, of the Master Deed are incorporated herein by reference, as if fully set forth herein.

#### ARTICLE IV - Beneficiaries and Beneficial Interest

4.1 Percentage Interest. The beneficiaries shall be the Unit Owners of the Condominium from time to time. The beneficial interest in the trust hereunder shall be divided among the Unit Owners in the percentage of undivided beneficial interest appertaining to the Units and Exclusive Use Parking Spaces of the Condominium as set forth in Exhibit B of the Master Deed or as said Exhibit B may be amended pursuant to paragraph 16 of the Master Deed.

4.2 Persons to Vote as Unit Owners. The voting power of each Unit and each Exclusive Use Parking Space of the Condominium shall be held as a unit and shall not be divided among the several owners of any such Unit. To that end, whenever any of said Units is owned of record by more than one person, the several owners of such Unit shall determine and designate which one of such owners or other person shall be authorized and entitled to cast votes, execute instruments and otherwise exercise the rights appertaining to such Unit hereunder, and it may be conclusively presumed that any Unit Owner attending any meeting or casting any vote has obtained such authorization unless an objection has been filed with the Trustees prior to or at such meeting or vote.

Any such vote may be made pursuant to a proxy executed for that purpose which proxy must identify the name(s) of the unit owner(s), the unit identification, and the meeting(s) at which such proxy may be exercised. Any such proxy shall be signed by all the owners of the unit or such owner of the Unit as is designated pursuant to Section 4.2.

4.3 Voting Power of the Unit Owners. Each Unit Owner, including the Declarant, shall have voting power equal to that percentage interest appurtenant to his/her Unit and Exclusive Use Parking Space(s), if any, as shown on the most recent Exhibit B to the Master Deed or any Amendments thereto. In addition, and notwithstanding any other provisions of this Trust and the By-Laws contained herein to the contrary, since the Condominium is a phased condominium, with the Declarant having the reserved right and easement to construct and add additional phases and subphases as set forth in paragraph 16 of the Master Deed, the Declarant shall have the right to exercise such voting power as an Owner which shall, in each instance constitute a majority of any vote taken by the Owners, subject to the expiration of said right and easement to construct and add additional phases and subphases and grant any access easements as set forth in said Paragraph 16 of the Master Deed. Therefore, the words "total voting power of the Owners" as used in the Master Deed and this Trust shall be equal to the sum of the voting power held by the Owners (including the Declarant) of the Units and parking spaces then included in the Condominium, taking into account the provisions of the prior sentence. Provided, however, that notwithstanding the foregoing, at such time as the Original Trustee as well as any other Declarant appointed Trustees, shall resign, as is provided in Article III, Section 3.1 hereof, the voting power of the Owners shall be limited to that held by those Owners (including the Declarant with respect to Units and Exclusive Use Parking spaces owned by the Declarant) of Units and Exclusive Use Parking Spaces included in the Condominium, and no voting power may be exercised by the Declarant with respect to Units and Exclusive Use Parking spaces not then included in the Condominium.

#### ARTICLE V - By-Laws

The provisions of this ARTICLE V shall constitute the By-Laws (the "By-Laws") of this Trust and the Unit Owners' Association established hereby.

5.1 Powers and Duties of the Trustees. The Board of Trustees shall have the powers and duties specifically conferred upon them by Chapter 183A, the Master Deed and these By-Laws, and all other powers and duties necessary for the administration of the affairs of the Condominium (except as otherwise



provided by law, the Master Deed or these By-Laws), including, without limiting the generality of the foregoing, the following powers and duties:

5.1.1 To appoint and remove at pleasure all officers, agents and employees of the Trust, prescribe their duties, fix their compensation, and require of them such security or fidelity bond(s) as they may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any Unit Owner or Trustee in any capacity whatsoever.

5.1.2 To establish, levy and assess, and collect general and special assessments for Common Expenses referred to in Section 5.5 hereof including, without limitation, expenses incurred through the separate Units Groups referred to in Paragraph 2.1 hereof and created pursuant to Paragraphs 5.5.7 and 5.5.8 of the Declaration of Trust, and to establish, levy and assess, and collect assessment for the separate Group Common Expenses referred to in 5.5.7 and 5.5.8 hereof. The Trustees shall have the duty to take such action as they may deem reasonably required under the circumstances to collect from Unit Owners who fail to pay such assessments within thirty (30) days of the due date or within such shorter period of time as may be determined by the Trustees, including without thereby limiting the generality of the foregoing, the commencement of legal action. Assessments for Common Expenses shall commence for a Unit on the date the Unit is added to the Condominium by the recording of the Master Deed or subsequent Phasing Amendment.

5.1.3 To do all things necessary to operate, maintain, repair, improve, replace, alter and otherwise administer and care for the Common Areas and Facilities and, to the extent provided in the Master Deed and these By-Laws, maintain, repair and care for the Units.

5.1.4 To obtain all policies of insurance required by these By-Laws and such other insurance as may be required by law or as the Trustees may from time to time determine.

5.1.5 To obtain any legal, architectural, accounting, administrative and other services deemed advisable by the Trustees, including the services of a manager and any other personnel, to whom the Trustees, except to the extent limited by Chapter 183A, the Master Deed, or these By-Laws, (including this Section 5.1), may delegate certain of its powers and duties. The Trustees shall be entitled to rely upon the advice and counsel of attorneys, architects, accountants and other advisors hired by them and shall be protected in so doing.

5.1.6 To adopt, amend, modify and rescind from time to time and enforce rules and regulations (the "Condominium Rules and Regulations") governing the use of the Condominium and the personal conduct of the Unit Owners and their families, tenants and guests thereon.

5.1.7 To cause to be kept a complete record of all its acts and the affairs of the Trust and to present a statement thereof to any Unit Owner when requested.

5.1.8 To purchase, or otherwise acquire title to or an interest in, sell, and otherwise maintain, manage, hold, use, and encumber and dispose of any property, real or personal, tangible or intangible, in the course of their administration and management of the Condominium; provided that, except in the event of condemnation or substantial loss to the Units and/or the Common Areas and Facilities subject to the provisions of Sections 5.7.5 and/or 5.7.1 (b) hereof, the Trustees may not by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer any part or all of the Common Areas and Facilities, without the prior authorization of Unit Owners holding at least sixty seven percent (67%) of the total voting power of the Unit Owners hereunder, or such higher percentage as required pursuant to the Condominium Act, and the prior written consent of the Declarant at any time during which any rights, interests or easements reserved to the Declarant hereunder or under the Master Deed remain in effect. Notwithstanding the foregoing, the Trustees may grant utility rights and easements and/or rights and easements for other public purposes consistent with the intended use of the Common Areas and Facilities, the easements referred to in Section 5.1.13 and 5.1.14.

5.1.9 To open and maintain bank accounts, and to authorize the drawing of checks and other financial instruments, and to keep a full and complete record of all financial transactions for mortgagees of the Units and to prepare periodic financial reports and accountings as may be reasonably required by the Unit Owners.

5.1.10 To purchase in its own name or the name of a nominee one or more Units in the Condominium at any public or private sale upon such terms and conditions as the Trustees may deem desirable, provided the Trustees obtain the prior authorization of the Owners for any such purchase pursuant to Section 5.26 hereof (prior authorization is not required for condominium lien foreclosures); and to sell, lease, mortgage and otherwise maintain, manage, hold, encumber and dispose of such Units, upon such terms and conditions as the Trustees shall deem appropriate.

5.1.11 To borrow or in any other manner raise such sum or sums of money or other property as it shall deem advisable in any manner and on any terms, and to evidence the same by notes, bonds, securities or other evidence of indebtedness, which may mature at a time or times, and subject to any limitations imposed by law, the Master Deed or these By-Laws, to execute and deliver any mortgage, pledge, or other instrument to secure any such borrowing; provided, however, that the Trustees shall have no authority to bind the Unit Owners personally.

5.1.12 To grant any and all easements, permits, licenses or other rights to the Town of Grafton to the extent required under the Permits and Approvals.

5.1.13 To grant easements and rights with respect to utilities to be installed in, upon, under, over across or through the Common Areas and Facilities and to enter into such agreements and undertakings as shall be necessary therefore, and to grant the same rights and rights of access in, upon, under, over, across or through the Common Areas and Facilities to any owner of contiguous land (including, without limitation, any additional land identified or provided for in the Master Deed and any land that is removed from the Condominium by the Declarant pursuant to paragraph 16 of the Master Deed), provided that such grants do not materially adversely interfere with the intended use of the Units.

5.1.14 To approve the location and relocation of easements and rights for utilities which have been installed in, upon, under or over the Common Areas and Facilities, and to execute, acknowledge and record such instruments and plans identifying such easements as the Trustees deem necessary or desirable.

5.1.15 To, acting as a Design Review Committee, established pursuant to Section 5.10 hereof, review and approve (a) certain modifications to the Building(s) as referred to in the Master Deed; or (b) any other construction, modification or decoration activities with respect to a Unit, which involve or impact the Common Areas or Facilities and/or over which the Trustees may specifically have review and approval authority under the provisions of the Master Deed and this Condominium Trust.

5.1.16 To enforce obligations of the Owners, allocating income and expenses and doing anything and everything else necessary and proper for the sound management of the Condominium. The Trustees shall have the power to levy fines against Owners for violations of the provision of the Master Deed, this Trust, the By-Laws and Rules and Regulations hereto. The Trustees shall give notice to any Owner of a violation of any rule or regulation prior to fining said Owner. The Trustees have the right to set and levy fines. Such fines may accumulate daily until the violation ceases. Collection of fines may be enforced against the Owner or Owners involved as if the fines were Common Expenses owed by the particular Owner or Owners.

5.1.17 To sign, seal, acknowledge, deliver and record in any one or more public offices or places of recording all such instruments and documents as the Trustees shall deem necessary or desirable in the exercise of their powers and the discharge of their duties, and all documents necessary to acknowledge payment by the Unit Owners of their fees pursuant to this Trust in accordance with M.G.L. c. 183A, Section 6(d), as amended (referred to as "6D Certificates").

5.1.18 To take such steps, including the expenditure of funds, to protect and preserve the Common Areas and Facilities of the Condominium.

Notwithstanding any provisions of this Trust and By-Laws to the contrary, the Trustees may not delegate to any manager or managing agent for the Condominium any of the following powers and duties:

- (a) The power to appoint the officers of the Trust.
- (b) The power to establish, levy and assess the assessments or charges for Common Expenses or special assessments.
- (c) The power to adopt, revise, modify and rescind the Condominium Rules and Regulations.
- (d) The powers and duties described in Sections 5.1.8, 5.1.9 to the extent that the Trustees must sign all checks drawn on any bank account into which reserve fees are deposited (but the Trustees may authorize the manager or managing agent to sign all other types of checks on behalf of the Trustees and, subject to the requirements of Chapter 183A, may permit the managing agent to sign checks drawn on reserve accounts provided there is a written agreement between the Trust and the managing agent authorizing the managing agent to do so) 5.1.10, 5.1.11, 5.1.12, 5.1.13, 5.1.14, 5.1.15, 5.1.16 and 5.1.17 (except for the execution of "6D Certificates") above.

5.1.19 To take such actions as are necessary or expedient to maintain, repair, and operate the Common Areas and Facilities of the Condominium including, but not limited to, the buildings and any sidewalks, roadways, signage, lighting, sitting areas, fencing, drainage system, water system, sewer system, electric vehicle charging station, and utility infrastructure, all located on the Property.

5.1.20 Conducting litigation, including, but not limited to, litigation as to any course of action involving the Common Areas and Facilities or arising out of the enforcement of the By-Laws, Rules and Regulations, the Master Deed, and this Trust. Notwithstanding the foregoing provisions of this Section 5.1.20, any provision of the Master Deed, or this Trust, or of these By-Laws or the Rules and Regulations to the contrary, neither the Trustees acting in their capacity as such Trustees or acting as representatives of the Unit Owners, nor any class comprised of Unit Owners, shall file a complaint or commence or prosecute any litigation whatsoever involving or reasonably expected to involve the expenditure by the Trust of legal fees, costs and related expenses in excess of five thousand dollars (\$5,000.00), unless the Trustees first: (a) mail a copy of the proposed complaint to all of the Unit Owners at their respective mailing addresses as then appear in the records of the Trust, by certified mail return receipt requested and first class mail; (b) after such mailing is so sent, obtain the prior written approval of Unit Owners holding in the aggregate at least sixty-seven percent (67%) of the beneficial interest in the Trust (provided, however, that if the Declarant is named as a party in such litigation, and then owns any Unit(s) of the Condominium, the calculation of beneficial interest shall be based on the proportionate beneficial interest of each Unit relative to the beneficial interests of all other Units, exclusive only of the beneficial interest appertaining to each Unit owned by the Declarant); and (c) comply with the Dispute Resolution and Hearing Procedures and the Dispute Resolution Procedures contained in Paragraphs 21 and 22 of the Master Deed, to the extent applicable to such complaint or litigation. Notwithstanding the foregoing provisions of subparagraph (b), if any such complaint is filed or litigation otherwise is brought without prior compliance with the foregoing provisions of this paragraph, and the expenditure of legal fees, costs and related expenses under such complaint or in such litigation reaches \$5,000.00, in the aggregate, then such complaint or litigation action shall be dismissed and not filed or brought again unless and until the requisite 67% written approval of Unit Owners has been obtained in compliance with the foregoing provisions of this paragraph. The provisions of this Section 5.1.20 shall not apply to (a) litigation by the Condominium Trust against Unit Owners with respect to the recovery of overdue Common Expenses or Special Assessments, or to foreclosure of the lien provided by Section 6 of the Chapter 183A or to enforce any of the provisions of the Master Deed, or the Declaration of Trust of the Condominium Trust, or the By-Laws or Rules and Regulations thereto, or

the Unit deed, against Unit Owners or occupants, and shall exclude compulsory counterclaims and any cross-claims in litigation. Notwithstanding any provision of the Master Deed or this Declaration of Trust to the contrary, the provisions of this paragraph shall not be amended without the written consent of the Declarant at any time when the Declarant owns any Unit of the Condominium or holds any reserved rights, interests, or easements under the Master Deed or Declaration of Trust. The invalidity of any provision contained in this paragraph shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this paragraph and, in such event, all of the other provisions of this paragraph shall continue in full force and effect as if such invalid provision had never been included herein;

5.1.21 In all matters not herein otherwise specified, controlling, managing and disposing of the Trust Property and controlling and managing the Property (excluding the Units) as if the Trustees were the absolute owners thereof and doing any and all acts, including the execution of any instruments, which by their performance thereof shall be shown to be in their judgment for the best interest of the Condominium and its Unit Owners;

5.1.22 The power to take all steps necessary to comply with the requirements of all permits, approvals and agreements of record including but not limited to: Grafton Planning Board Special Permit and Site Plan Approval, as modified, and Grafton Conservation Commission Order of Conditions, Wetlands Permit, and Stormwater Permit, as they may be amended and extended as defined in the Master Deed;

5.1.23 Notwithstanding any provision of this Trust or these By-Laws to the contrary, the Trustees shall not take any action that would be in violation of the Permits/Approvals or the Affordable Units Restriction requirement of Section 9(c) of the Master Deed.

## 5.2 Reserves and Working Capital.

5.2.1 The Trustees shall be required to establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Areas and Facilities which the Trust is obligated to maintain. The fund shall be maintained out of regular assessments for Common Expenses, but shall be deposited in an account separate and segregated from operating funds. Additionally, an initial replacement reserve equal to one (1) month's estimated common charge for each Unit and each Exclusive Use Parking Space must be collected and transferred to the Trust at the time of the initial sale of each Unit and each Exclusive Use Parking Space from the Declarant to the Unit Owner. A similar replacement reserve assessment equal to one (1) month's estimated common charge for each Unit and each Exclusive Use Parking Space must be collected and transferred to the Trust at each instance of a resale of a Unit and/or Exclusive Use Parking Space, such payment being due from the purchaser at the time of recording of the resale deed. Amounts paid as replacement reserves shall not be considered an advance payment of regular assessments, are not transferable to subsequent Unit purchasers, and are non-refundable upon sale of a Unit.

5.2.2 Additionally, a working capital assessment shall be collected equal to at least three (3) month's estimated common charges for each Unit and each Exclusive Use Parking Space. Each Unit's (and Exclusive Use Parking Space) share of the working capital assessment must be collected and transferred to the Trust at the time of the initial sale of each Unit and Exclusive Use Parking Space from the Declarant to the Unit Owner for the use and the benefit of the Trust. There shall be no requirement for a similar working capital assessment upon the resale of a Unit or Exclusive Use Parking Space. Amounts paid as working capital assessments shall not be considered an advance payment of regular assessments, are not transferable to subsequent Unit purchasers, and are non-refundable upon sale of a Unit. The purpose of the working capital assessment is to ensure that there will be cash available to meet regular operating expenditures or to acquire additional equipment or services deemed necessary or desirable by the Trustees. Working capital assessments may be deposited into the operating account and can be used in the same manner as regular operating funds.

5.2.3 If there are any residual working capital funds remaining after the Transition Event, the Trustees may leave such funds in a separate working capital account, apply any residue of funds to the reserve account, the operating account or return the funds to the Unit Owners as they see fit.

5.2.4 All such reserve and working capital fund assessments shall be calculated based on the annual Common Expenses budget(s) of the Trust in effect at the time of any such initial sale or re-sale of a Unit of the Condominium, including, as applicable to each Unit, the Townhouse Units or Garden Style Units portion of such budget(s).

### 5.3 Maintenance and Repair of Units and certain Limited Common Areas.

5.3.1 (a) Garden Style Units. Each Unit Owner of a Garden Style Unit shall be responsible for the proper maintenance, repair and replacement of his/her Unit, and the Limited Common Areas appurtenant thereto identified as the Unit Owner's responsibility in paragraph 7 of the Master Deed, and the maintenance, repair and replacement of utility fixtures serving the same which are not part of the Common Areas and Facilities, including, without limitation: interior walls, ceiling and floors; windows, window glass, and window frame, including screens and storm windows, if any; window trim; doors; door glass; door frames and door trim; plumbing and sanitary waste fixtures and fixtures for water and other utilities; water heaters; radon vents and fans (if any); electrical service panel and electrical fixtures and outlets; heating and air conditioning equipment, if any; and all wires, pipes, drains and conduits for water, electrical power and light, telephone, cable, television and other utility services which are contained in and serve such Unit solely, as well as (a) any improvements made by an Owner to his/her Unit or, if allowed, to his/her Limited Common Areas; and (b) any other exclusive use area appurtenant to his/her Unit which may be specifically designated by the Master Deed as the responsibility of the Owner to maintain and repair in any amendment to the Master Deed adding future phase(s) to the Condominium pursuant to the provisions of paragraph 16 of the Master Deed. Each Unit Owner shall be responsible for all costs and expenses for maintenance, repair and/or replacement obligations hereunder. Nothing herein shall be construed to require a Unit Owner to privately maintain Exclusive Use Parking Spaces. Notwithstanding any of the foregoing, the Trustees, at their sole discretion, may choose to perform routine cleaning of dryer vents of the Units and treat such cost as a Common Expense of the Garden Style Units Group.

(b) Townhouse Style Units. Each Unit Owner of a Townhouse Unit shall be responsible for the proper maintenance, repair and replacement of the interior portions of the Townhouse Unit Owner's Unit, including, without limitation: interior walls, ceiling and floors (including the slab or other concrete floor in the basement of the Unit, as applicable); windows, window glass, and window frame, including screens and storm windows, if any; window trim; interior of screened-in porches (if any); doors (including garage doors, tracks, and hardware); door glass; door frames and door trim; plumbing and sanitary waste fixtures and fixtures for water and other utilities; water heaters, fire suppression systems (if any); sump pumps (if any), fan vents and radon vents and fans (if any); electrical service panel and electrical fixtures and outlets; heating and air conditioning equipment; and all wires, pipes, drains and conduits for water, electrical power and light, telephone, cable, television and other utility services which are contained in and serve such Townhouse Unit solely, as well as (i) any improvements made by a Townhouse Unit Owner to the Townhouse Unit Owner's Unit; and (ii) any Limited Common Areas appurtenant to the Townhouse Unit Owner's Unit which may be specifically designated by the Master Deed as the responsibility of the Townhouse Unit Owner to maintain and repair or in any amendment to the Master Deed adding future phase(s) to the Condominium pursuant to the provisions of paragraph 16 of the Master Deed. Each Townhouse Unit Owner shall be responsible for all costs and expenses for maintenance, repair and/or replacement obligations hereunder. The Trustees shall be responsible for the proper maintenance, repair and replacement of the exterior of all Townhouse Units and Limited Common Areas appurtenant thereto identified as the Trust's responsibility in paragraph 7 of the Master Deed, and the maintenance, repair and replacement of utility fixtures serving more than one Unit.

5.3.2 If the Trustees shall, at any time in their reasonable judgment, determine that a Unit is in such need of maintenance or repair that the market value of one or more other Units is being adversely affected or that the condition of a Unit or any fixtures, furnishing, facility or equipment therein is hazardous

to any Unit or the occupants thereof, the Trustees shall, in writing, request the Unit Owner to perform the needed maintenance, repair or replacement or to correct the hazardous or unsightly condition, and, in case such work shall not have been commenced within fifteen (15) days (or such reasonable shorter period in case of emergency as the Trustees shall determine) of such request and thereafter diligently brought to completion, the Trustees shall be entitled to have the work performed for the account of such Unit Owner whose Unit is in need of work and to enter upon and have access to such Unit for such purpose; and the cost of such work as is reasonably necessary therefore shall constitute a lien upon such Unit and the Unit Owner thereof shall be personally liable therefore. The foregoing provisions shall not be construed as limiting any rights to the Trustees to take action with respect to any activity in or condition of any Unit as expressly provided in the Master Deed.

5.4 Maintenance, Repair and Replacement of Common Areas and Facilities, Except for certain maintenance, repairs and replacements required to be performed by Unit Owners, as set forth in this Declaration of Trust, including in Section 5.3 above, or in the Master Deed, the Trustees shall be responsible for arranging for the maintenance, repair and replacement of the Common Elements, including any Limited Common Elements (except to the extent the Unit Owner having the exclusive use of a Limited Common Area, is responsible for maintenance and repair as provided in the condominium documents including Section 5.3 above), when the need for the same has come to their attention and subject to budgetary constraints, the Trustees to exercise ordinary due care and reasonable business judgment with respect to the scope, extent and timing of such maintenance, replacement and repair. The Trustees may approve payment of vouchers for such work, and the expenses of such maintenance, repair and replacement shall be assessed to the Unit Owners as Common Expenses; provided, however, that such maintenance, repair and/or replacement as may be necessitated by the negligence, misuse or neglect of a Unit Owner, such Owner's family members, agents, employees, invitees, lessees, licensees, contractors, or others upon the Property at such Unit Owner's behest, whether directly or by virtue of a Unit Owner's failure to properly maintain, repair or replace the Unit, components thereof, or such Unit's Limited Common Elements as to which such Unit Owner has the responsibility for maintenance and repair under the condominium documents including Section 5.3 above, including all charges, fines, attorneys' fees, costs and expenses, may be charged by the Trustees, in their discretion, to such Unit Owner, and, if so, shall constitute an obligation of such Unit Owner and be considered, and shall be enforceable, as a Common Expense attributable to such Unit.

The Trustees and their agents shall have access to each Unit and the Limited Common Elements of such Unit from time to time during reasonable hours for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom or for making emergency repairs therein that in the sole judgment of the Trustees, are necessary to prevent damage to the Common Elements or to any other Unit or Units.

#### 5.5 Common Expenses, Profits and Funds.

A. The Unit Owners shall be liable for Common Expenses and entitled to common profits of the Condominium in proportion to their respective percentages of beneficial interest as set forth in Exhibit B of the Master Deed (except to the extent otherwise provided in Sections 5.5.7 and 5.5.8 with respect to Townhouse Common Expenses and Garden Style Unit Common Expenses, respectively), provided, however, that each Unit Owner shall be solely responsible to any utility companies for the cost of utility services billed or assessed in connection with the furnishing of utilities to her or his Unit which are separately metered. The Trustees may at any time or times distribute common profits among the Unit Owners in such proportions. The Common Expenses of WINSLOW POINT CONDOMINIUM TRUST shall include all expenses and charges relating to the maintenance, repair and replacement of Common Areas and Facilities, which are responsibilities of the Trust, as well as any fines and penalties assessed against the Trust by public agencies for violations of applicable statutes and regulations related to the Common Areas and Facilities (referred to herein as "Common Expenses," or sometimes as "General Common Expenses" to distinguish such common expenses from the Townhouse Unit Common Expenses and the Garden Style Unit Common Expenses provided for below in Sections 5.5.7 and 5.5.8, respectively). Such General Common Expenses shall include maintenance, repairs and replacement of Common Areas serving all Unit

types, including without limitation the following: internal roadways and parking areas, walking trails (if any), the storm water management system for the entire community (including all underground collection systems, detention ponds, detention basins, catch basins, etc.) and the sanitary sewer management system including any sewer pumps.

B. As more particularly described in the Master Deed, including in paragraphs 4 and 5 thereof, the Condominium is planned to include two types of residential units and buildings: Townhouse Units and Garden-Style Units. The Townhouse Units are, or will be, located in two-story buildings containing two or three Townhouse Units each. These buildings include or are expected to include Units with separate entrances on the exterior of the building for direct access solely to and from each Unit, with basement areas that are part of each such Unit and with separate appurtenant driveways for the exclusive use of the Owner of each Townhouse Unit. The Garden Style Units are, or are expected to be, located in four story buildings containing multiple Garden Style Units at each residential level of the building. These buildings include or are expected to include Units that are accessible along common corridors, and egress features for shared use by Unit Owners of the Units in each such building, including common entry ways, vestibules, stairs, staircases, and elevators. Both Garden Style buildings will be built over parking areas intended for use by building residents or over basements that will be part of the Common Areas and Facilities including utility rooms, bike parking, trash, etc. and not part of any Unit. Therefore, the buildings containing Townhouse Units have, or will have, certain unique characteristics and different operational and maintenance requirements and needs that distinguish those building(s), including the Common Areas and Facilities thereof and the Units therein, from the Garden Style building(s); and the building(s) containing Garden Style Units have, or will have, certain unique characteristics and different operational and maintenance requirements and needs that distinguish those building(s), including the Common Areas and Facilities thereof and the Units therein, from the Townhouse Building(s). In order to accommodate these unique characteristics and different requirements and needs, the following provisions of this Declaration of Trust as to assessment of Common Expenses, including in this Section 5.5 and in Sections 5.5.7 and 5.5.8, are intended to provide for each annual budget and assessment to have three components: (i) General Common Expenses allocable to all Units of the Condominium; (ii) Common Expenses allocable solely to the Unit Owners of all Townhouse Units (sometimes referred to herein as "Townhouse Common Expenses"), and (iii) Common Expenses allocable solely to the Unit Owners of all Garden Style Units (sometimes referred to herein as "Garden Style Units Common Expenses"). References to the Common Expenses in Sections 5.5.1 through 5.5.6, inclusive, shall mean the General Common Expenses unless otherwise expressly stated or the context does not so permit.

5.5.1 At least thirty (30) days prior to the commencement of each fiscal year of this Trust (and within thirty (30) days after the recording hereof with respect to the portion of a fiscal year then remaining), the Trustees shall estimate the Common Expenses expected to be incurred during such fiscal year together with a reasonable provision for contingencies and reserves, and, after taking into account any undistributed common profits from prior years (if such profits have not been retained as Replacement Reserves or Working Capital funds), shall determine the assessment to be made for such fiscal year. The Trustees shall promptly render statements to the Unit Owners for their respective shares of such assessments according to their respective percentages of the undivided interest in the Common Areas and Facilities (as set forth in said Exhibit B), and such statements shall be due and payable in one-twelfth (1/12) installments on the first day of each month or in some other manner as deemed reasonable or appropriate by the Trustees. If a Unit Owner is in default in the payment of an assessment for a period of more than sixty (60) days, the Trustees may accelerate any remaining installments of the assessment for the fiscal year. In the event that the Trustees determine during a fiscal year that the assessment so made is less than the Common Expenses actually incurred, or, in the reasonable opinion of the Trustees, likely to be incurred, they shall make a supplemental assessment or assessments and render statements for such assessments in the same manner as is done for annual assessments. The amount of each such payment (whether the annual assessment or supplemental assessment), together with interest thereon, shall if not paid when due, accrue at the rate of eighteen percent (18%) per annum or such lesser rate of interest as shall then be the maximum rate permitted by law, and shall constitute a lien on the Unit and Exclusive Use Parking Space of the Unit Owner assessed, pursuant to the provisions of Section 6 of Chapter 183A. Failure of the Trustee to formally adopt a new budget shall be deemed a re-adoption of the previous year's budget.

5.5.2 Each Unit Owner shall be personally liable for those Common Expenses assessed against his or her Unit and/or Exclusive Use Parking Space which are due and payable during her or his period of ownership. No Unit Owner shall be liable for the payment of any part of the Common Expenses assessed against his or her Unit and/or Exclusive Use Parking Space which become due and payable subsequent to a sale, transfer or other conveyance of such Unit and/or Exclusive Use Parking Space. Any Unit Owner may, subject to the terms and conditions specified in these By-Laws, and subject to the approval of the Trustees in their sole discretion, provided that her or his Unit is free and clear of liens and encumbrances other than the statutory lien for unpaid Common Expenses, convey his or her Unit to the Trustees and, in such event, be exempt from Common Expenses thereafter becoming due. A purchaser of a Unit and/or Exclusive Use Parking Space shall be personally liable for the payment of Common Expenses assessed and due, but unpaid, on account of such Unit or Exclusive Use Parking Space prior to its acquisition by her or him, except that (a) a purchaser of a Unit or Exclusive Use Parking Space at a foreclosure sale or (b) any first mortgagee who comes into possession of a Unit pursuant to the remedies provided in the mortgage or by virtue of foreclosing the mortgage or taking a Deed (or Assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid Common Expense assessments against the Unit or Exclusive Use Parking which accrue prior to the time such purchaser or mortgagee comes into possession or takes title to the Unit, except as otherwise provided under Section 6 of Chapter 183A as it may be amended from time to time.

5.5.3 In the event of default by any Unit Owner in paying to the Trustees the Unit Owner's Common Expenses, such Unit Owner shall be obligated to pay all expenses, including attorneys' fees and court costs, incurred by the Trustees in proceedings brought to collect such unpaid Common Expenses. The Trustees shall have the right and duty to attempt to recover such Common Expenses, together with interest thereon, and the expenses of the proceeding, including attorney's fees, in an action brought against such Unit Owner, or by foreclosure of the lien on such Unit as provided in Section 6 of Chapter 183A.

5.5.4 After a successful action brought by the Trustees to foreclose a lien on a Unit because of unpaid Common Expenses, a Unit Owner, allowed by the Trustees to remain in the Unit for a period of time, may, at the option of the Trustees, and after entry of a judgment of foreclosure, be required to pay rental for the use of the Unit subject to Section 5.26. The Trustees, acting on behalf of all Unit Owners, shall have power to purchase such Unit, together with its appurtenant interest, at the foreclosure sale and to acquire, hold, lease, mortgage (but not to vote the vote appurtenant thereto), convey or otherwise deal with the same. A suit to recover a money judgment for unpaid Common Expenses shall be maintainable without foreclosing or waiving the lien securing the same.

5.5.5 The Trustees shall expend common funds only for Common Expenses and lawful purposes permitted hereby and by the provisions of Chapter 183A.

5.5.6 Within ten (10) business days after receiving appropriate request from a Unit Owner, a purchaser of a Unit and/or Exclusive Use Parking Space, if any, under a written contract of sale therefore, or a Unit Mortgagee, addressed to the Trustees and payment of a reasonable fee, the Trustees shall supply a certificate in recordable form stating the amount of any unpaid assessments (including interest due thereon and costs of collection associated therewith) for Common Expenses against the Unit. Upon the recording at the Registry of such certificate signed either by the Secretary of the Trust, by a majority of the Trustees who then appear to be serving according to the records of said Registry, or by a designee appointed by the Trustees by instrument of delegation recorded with the Registry to sign such certificates, provided such appointment is recorded at the Registry, the Unit and Exclusive Use Parking Space, if any, involved shall be discharged from any lien for unpaid Common Expenses which do not appear in said certificate. During the term of the Original Trustee as well as any other Declarant appointed Trustees, such certificate shall be valid if signed by one Trustee or his/her duly appointed designee.

5.5.7 Townhouse Units Group. Under the phasing provisions set forth in the Master Deed, the Condominium may include as many as five (5) Townhouse Units in two (2) Townhouse buildings ("Townhouse Buildings"), and will also contain Garden Style Units in two (2) garden style buildings ("Garden



Style Buildings"). As a result of differences in the configuration and characteristics of these two styles of buildings, the Townhouse Building(s) have (i) certain unique characteristics, including Common Areas and Facilities that are used by or that serve solely the Townhouse Units, and (ii) different operational, maintenance and budgeting requirements, than the Garden Style Buildings and Units. In order to provide for these different requirements, a separate category within the Winslow Point Condominium Trust is created in and by the Declaration of Trust, which category shall be known as the "Townhouse Units Group." The Trustee(s) shall be entitled and obligated to separately budget for and levy assessments against all Townhouse Units, the "Townhouse Common Expenses", in addition to the General Common Expenses set forth in Section 5.5, and not in substitution therefore, which shall be calculated based on each Townhouse Unit Owner's Percentage Interest under the Master Deed relative to the total Percentage Interest of all Townhouse Units under the Master Deed. The Common Expense budget promulgated by the Trustees shall include a separate category (the "Townhouse Units Group Budget") comprised of all items properly attributable (in the good faith judgment of the Trustees) solely to the Townhouse Buildings, based on the characteristics and different requirements that distinguish the Townhouse Buildings from the Garden Style Buildings as described in Section 5.5. and above in this Section 5.5.7. Without limiting the generality of the foregoing, the Townhouse Units Group Budget shall apply to operation, maintenance, repair and replacement of Common Areas which are part of the Townhouse Buildings, Exclusive Use Areas and Limited Common Area, including those portions of the Townhouse Buildings which are not part of any Unit (to the extent the Trust, rather than individual Unit Owners, is responsible for maintenance, repair and replacement of any such Limited Common Area), and areas of the general Common Areas which primarily serve and benefit the Townhouse Units Group. By way of example, these items are expected to include, but are not limited to, certain exterior maintenance and repairs of the Townhouse Buildings, including Limited Common Areas to be maintained, repaired and replaced by the Trust under the Master Deed, trash removal associated with the Townhouse Units and insurance coverage specifically identifiable to the Townhouse Units. The judgment of the Trustees as to whether a particular item or amount is properly allocable to the Townhouse Units Group Budget shall be conclusive if made in good faith.

5.5.7.1 At least thirty days prior to the commencement of each fiscal year of this Trust (and within thirty days after the recording hereof with respect to the portion of a fiscal year then remaining), the Trustees shall estimate the Townhouse Common Expenses expected to be incurred during such fiscal year together with a reasonable provision for contingencies and reserves, and after taking into account any undistributed common profits from prior years (if such profits have not been retained as Replacement Reserves or Working Capital funds), shall determine the assessment to be made for such fiscal year. The Trustees shall promptly render statements to the Owners for their respective shares of such assessment, according to their respective percentage interests in the Townhouse Units Group calculated as provided in Section 5.5.7 above, as the same may be amended as any Townhouse Units are added to the Condominium), and such statements shall, unless otherwise provided herein, be due and payable within thirty days after the same are rendered. In the event that the Trustees shall determine during any fiscal year that the assessment so made is less than the Townhouse Common Expenses actually incurred, or in the reasonable opinion of the Trustees likely to be incurred, they shall make a supplemental assessment or assessments and render statements for such assessments in the same manner as is done for annual assessments. The Trustees may in their discretion provide for payments of statements in monthly or other installments. The amount of each such payment (whether the annual assessment or supplemental assessment), together with interest thereon, if not paid when due, at the rate of eighteen percent (18%) per annum or such lesser rate of interest as shall then be the maximum rate permitted by law, shall constitute a lien on the Owner assessed, pursuant to the provisions of Section 6 of the Act.

5.5.7.2 Each Owner of a Townhouse Unit shall be personally liable for those Townhouse Common Expenses assessed against his/her Townhouse Unit which are due and payable during his/her period of ownership. No Owner shall be liable for the payment of any part of the Townhouse Common Expenses assessed against his/her Townhouse Unit which become due and payable subsequent to a sale, transfer or other conveyance by him/her of such Townhouse Unit. A purchaser of a Townhouse Unit shall be personally liable for the payment of Townhouse Common Expenses assessed and due, but

unpaid, on account of such Unit prior to its acquisition by him/her, except that subject to the provisions of Section 6 of the Act, (a) a purchaser of a Townhouse Unit at a foreclosure sale or (b) any first mortgagee who comes into possession of a Townhouse Unit pursuant to the remedies provided in the mortgage or by virtue of foreclosing the mortgage or taking a deed (or assignment) in lieu of foreclosure, shall take the property free of any claim for unpaid Common Expense assessments against the Townhouse Unit which accrue prior to the time such purchaser or mortgagee comes into possession or takes title to the Townhouse Unit (except for claims for a pro rata reallocation of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Townhouse Units including the mortgaged Townhouse Unit).

5.5.7.3 In the event of default by any Owner of a Townhouse Unit in paying to the Trustees his/her Townhouse Common Expenses, such Owner shall be obligated to pay all expenses, including attorneys' fees and court costs, incurred by the Trustees in any proceeding brought to collect such unpaid Townhouse Common Expenses. The Trustees shall have the right and duty to attempt to recover such Townhouse Common Expenses, together with interest thereon, and the expenses of the proceedings, including attorneys' fees, in an action brought against such Owner, or by foreclosure of the lien of such Townhouse Unit as provided in Section 6 of the Act.

5.5.7.4 After a successful action brought by the Trustees to foreclose a lien on a Townhouse Unit because of unpaid Townhouse Common Expenses, an Owner allowed by the Trustees to remain in his/her Townhouse Unit for a period of time may, at the option of said Trustees, be required to pay rental for the use of his/her Townhouse Unit. The Trustees acting on behalf of all Townhouse Unit Owners, shall have power to purchase such Townhouse Unit, together with its appurtenant interests at the foreclosure sale and to acquire, hold, lease, mortgage, convey or otherwise deal with the same (but not to exercise vote or votes appurtenant thereto). A suit to recover a money judgment for unpaid Townhouse Common Expenses shall be maintainable without foreclosing or waiving the lien securing the same.

5.5.7.5 Within ten (10) calendar days after receiving an appropriate written request from an Owner, a purchaser of a Townhouse Unit under a contract of sale or a Townhouse Unit mortgagee, addressed to the Trustees and payment of a reasonable fee, the Trustees shall supply a certificate in recordable form stating the amount of any unpaid assessments (including interest due thereon and costs of collection associated therewith) for Townhouse Common Expenses against the Townhouse Unit. Upon the recording at the Registry of such a certificate signed either by the Secretary of the Trust or by a majority of the Trustees who then appear to be serving according to the records of said Registry, the Townhouse Unit involved shall be discharged from any lien for unpaid Townhouse Common Expenses which do not appear in said certificate. During the term of the Original Trustee as well as any other Declarant appointed Trustees, such certificate shall be valid if signed by one Trustee. Said certificate may be combined with the certificate referred to in Section 5.5.6.

5.5.7.6 With respect to Townhouse Common Expense assessments which are payable in monthly installments, an Owner may, by arrangement with his/her mortgagee bank, provide for payment by him/her of installments due on account of such assessments to said mortgagee bank in full satisfaction of his/her obligation to pay said installments to said Trustees. Provided, however, that as a precondition to such arrangement the mortgagee bank must specifically agree with the Trustees to hold such payments on account of assessments in escrow for the benefit of the Trust and to pay over to said Trustees, upon their or their authorized officer's or agent's written request, all sums so held in escrow.

5.5.7.7 In the event that the Trustees shall commence an action, whether by way of litigation or arbitration, against any Owner before any administrative agency, Board of Arbitration or Court of competent jurisdiction for the enforcement of any lien, collection of any sums due, whether they be for Townhouse Common Expenses or otherwise, or to enforce any provision of this Trust, the Master Deed or any Rule or Regulation of the Condominium as any of the foregoing may be from time to time amended, said Owner shall, in addition to any judgment, damages, awards or the like, be liable for and pay all of said

Trustees' reasonable costs and expenses, including reasonable attorney's fees relative to said matter and said judgment shall be entered accordingly.

5.5.7.8 The Trustees shall have the right and authority to render assessments of Common Expenses to Unit Owners of Townhouse Units that include General Common Expenses and Townhouse Common Expenses, calculated in each case as provided for above in this Section 5.

5.5.8 Garden Style Units Group. As set forth in the Master Deed, the Condominium will also include Garden Style Units in up to two Garden Style buildings. As stated in Section 5.5 and Section 5.7.1, the Garden Style Buildings will have different operational, maintenance, and budgeting requirements than the Townhouse Units. In order to provide for these different requirements, a separate category within the Winslow Point Condominium Trust is created in and by the Declaration of Trust, which is and shall be known as the "Garden Style Units Group." The Common Expense budget promulgated by the Trustees shall include a separate category ("Garden Style Units Group Budget") consisting of all items properly attributable (in the good faith judgment of the Trustees) solely to the Garden Style Buildings, based on the characteristics and different requirements that distinguish the Garden Style Buildings from the Townhouse Buildings, as described in Section 5.5 and in Section 5.5.7 above. Without limiting the generality of the foregoing, the Garden Style Units Group Budget shall apply to operation, maintenance, repair and replacement of Common Areas which are part of the Garden Style Buildings, the Exclusive Use Parking Spaces and/or Limited Common Areas appurtenant thereto, or which serve the Garden Style Units Building and the Exclusive Use Areas and/or Limited Common Areas appurtenant thereto, including the areas of the general Common Areas which primarily serve and benefit the Garden Style Units. The Trustees shall be entitled and obligated to separately budget for, and levy assessments against all Garden Style Units, "Garden Style Units Common Expenses", in addition to the General Common Expenses set forth in the Section 5.5 and not in substitution therefore, which shall be calculated based on each Garden Style Unit Owner's Percentage Interest under the Master Deed relative to the total Percentage Interest of all Garden Style Units under the Master Deed. By way of example, these items are expected to include, but are not limited to, maintenance and repair of the Garden Style Buildings (exclusive of the Units), trash removal associated with the Garden Style Buildings from the building dumpster-compactor, maintenance of the elevators of the Garden Style Buildings and insurance coverage specifically identifiable to the Garden Style Units. The judgment of the Trustees as to whether a particular item or amount is properly allocable to the Garden Style Units Group Budget shall be conclusive if made in good faith.

5.5.8.1 At least thirty days prior to the commencement of each fiscal year of this Trust (and within thirty days after the recording hereof with respect to the portion of a fiscal year then remaining), the Trustees shall estimate the Garden Style Common Expenses expected to be incurred during such fiscal year together with a reasonable provision for contingencies and reserves, and after taking into account any undistributed common profits from prior years (if such profits have not been retained as Replacement Reserves or Working Capital funds), shall determine the assessment to be made for such fiscal year. The Trustees shall promptly render statements to the Garden Style Unit Owners for their respective shares of such assessment, according to their respective percentage interests in the Garden Style Units Group, calculated as provided in Section 5.5.8 above, as the same may be amended as any Garden Style Units are added to the Condominium, and such statements shall, unless otherwise provided herein, be due and payable within thirty days after the same are rendered. In the event that the Trustees shall determine during any fiscal year that the assessment so made is less than the Garden Style Unit Common Expenses actually incurred, or in the reasonable opinion of the Trustees likely to be incurred, they shall make a supplemental assessment or assessments and render statements for such assessments in the same manner as is done for annual assessments. The Trustees may in their discretion provide for payments of statements in monthly or other installments. The amount of each such payment (whether the annual assessment or supplemental assessment), together with interest thereon, if not paid when due, at the rate of eighteen percent (18%) per annum or such lesser rate of interest as shall then be the maximum rate permitted by law, shall constitute a lien on the Garden Style Unit Owner assessed, pursuant to the provisions of Section 6 of the Act.

5.5.8.2 Each Garden Style Unit Owner shall be personally liable for those Garden Style Unit Common Expenses assessed against his/her Unit and parking space(s), if any, which are due and payable during his/her period of ownership. No Owner shall be liable for the payment of any part of the Garden Style Unit Common Expenses assessed against his/her Unit and parking space(s), if any, which become due and payable subsequent to a sale, transfer or other conveyance by him/her of such Unit and exclusive parking space(s), if any. A purchaser of a Garden Style Unit shall be personally liable for the payment of Garden Style Unit Common Expenses assessed and due, but unpaid, on account of such Garden Style Unit and parking space(s), if any, prior to its acquisition by him/her, except that subject to the provisions of Section 6 of the Act, (a) a purchaser of a Unit and parking spaces at a foreclosure sale or (b) any first mortgagee who comes into possession of a Garden Style Unit and parking space(s), if any, pursuant to the remedies provided in the mortgage or by virtue of foreclosing the mortgage or taking a deed (or assignment) in lieu of foreclosure, shall take the property free of any claim for unpaid Common Expense assessments against the Unit and parking spaces which accrue prior to the time such purchaser or mortgagee comes into possession or takes title to the Unit and parking space(s), if any, (except for claims for a pro rata reallocation of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Units including the mortgage Unit).

5.5.8.3 In the event of default by any Garden Style Unit Owner in paying to the Trustees his/her Garden Style Unit Common Expenses, such Owner shall be obligated to pay all expenses, including attorneys' fees and court costs, incurred by the Trustees in any proceeding brought to collect such unpaid Garden Style Unit Common Expenses. The Trustees shall have the right and duty to attempt to recover such Garden Style Unit Common Expenses, together with interest thereon, and the expenses of the proceedings, including attorneys' fees, in an action brought against such Owner, or by foreclosure of the lien of such Unit as provided in Section 6 of the Act.

5.5.8.4 After a successful action brought by the Trustees to foreclose a lien on a Unit and/or parking space(s) because of unpaid Garden Style Unit Common Expenses, an Owner allowed by the Trustees to remain in his/her Unit for a period of time may, at the option of the Trustees, be required to pay rental for the use of his/her Unit. The Trustees acting on behalf of all Owners, shall have power to purchase such Unit and Exclusive Use Parking Space(s), together with its appurtenant interests at the foreclosure sale and to acquire, hold, lease, mortgage, convey or otherwise deal with the same (but not to exercise vote or votes appurtenant thereto); but any said repurchase shall be subject to the terms and provisions of the Regulatory Agreement and Affordable Deed Rider. A suit to recover a money judgment for unpaid Garden Style Unit Common Expenses shall be maintainable without foreclosing or waiving the lien securing the same.

5.5.8.5 Within ten (10) calendar days after receiving an appropriate written request from an Owner, a purchaser of a Garden Style Unit under a contract of sale or a Unit mortgagee, addressed to the Trustees and payment of a reasonable fee, the Trustees shall supply a certificate in recordable form stating the amount of any unpaid assessments (including interest due thereon and costs of collection associated therewith) for Garden Style Unit Common Expenses against the Unit and parking space(s). Upon the recording at the Registry of such a certificate signed either by the Secretary of the Trust or by a majority of the Trustees who then appear to be serving according to the records of said Registry, the Unit and parking space(s) involved shall be discharged from any lien for unpaid Garden Style Unit Common Expenses which do not appear in said certificate. During the term of the Original Trustee as well as any other Declarant appointed Trustees, such certificate shall be valid if signed by one Trustee. Said certificate may be combined with the certificate referred to in Section 5.5.6.

5.5.8.6 With respect to Garden Style Units Common Expense assessments which are payable in monthly installments, an Owner may, by arrangement with his/her mortgagee bank, provide for payment by him/her of installments due on account of such assessments to said mortgagee bank in full satisfaction of his/her obligation to pay said installments to the Trustees. Provided, however, that as a precondition to such arrangement the mortgagee bank must specifically agree with the Trustees

to hold such payments on account of assessments in escrow for the benefit of the Trust and to pay over to the Trustees, upon their or their authorized officer's or agent's written request, all sums so held in escrow.

5.5.8.7 In the event that the Trustees shall commence an action, whether by way of litigation or arbitration, against any Owner before any administrative agency, Board of Arbitration or Court of competent jurisdiction for the enforcement of any lien, collection of any sums due, whether they be for Garden Style Unit Common Expenses or otherwise, or to enforce any provision of this Trust, the Master Deed or any rule or regulation of the condominium as any of the foregoing may be from time to time amended, said Owner shall, in addition to any judgment, damages, awards or the like, be liable for and pay all of the Trustees' reasonable costs and expenses, including reasonable attorney's fees relative to said matter and said judgment shall be entered accordingly.

5.5.8.8 The Trustees shall have the right and authority, in their sole discretion, to render assessments of Common Expenses to owners of Garden Style Units that include two components, being each such Unit's share of the General Common Expenses and each such Unit's share of Garden Style Units Common Expenses, calculated in each case as provided for above in this Section 5.

5.5.9 Summary. All Owners of Condominium Units in the Condominium, including Owners of Townhouse Units and Garden Style Units shall be obligated to pay General Common Expenses as set forth in Section 5.5 through 5.5.6 hereof, including, without limitation, insurance and various reserves as set forth hereinabove. In addition to Common Expenses referred to in the immediately preceding sentence, and not in substitution therefor, Owners of Townhouse Units shall also be obligated to pay Townhouse Common Expenses as set forth in Section 5.5.7 hereof and Owners of Garden Style Units shall be obligated to pay Garden Style Unit Common Expenses as set forth in Section 5.5.8 hereof. The Trustees of the Condominium Trust shall have the authority, in their sole discretion, (i) to make all determinations as to which areas of the General Common Areas and Facilities primarily serve and benefit the Townhouse Units Group or the Garden Style Units Group, and (ii) to allocate Common Expenses to all Unit Owners as General Common Expenses, to the Owners of Townhouse Units as Townhouse Common Expenses, and to Owners of Garden Style Units as Garden Style Unit Common Expenses. The Trustees also shall have all of the rights and remedies (specifically including but not limited to the so-called "superlien") to collect General Common Expenses, Townhouse Common Expenses and Garden Style Unit Common Expenses as set forth in Section 6 of the Act, and to the same extent and with the same remedies set forth in said Section 6 of the Act, as if Townhouse Common Expenses and Garden Style Unit Common Expenses were denominated merely as Common Expenses. To the extent necessary for the collection thereof under the provisions of Section 6 of the Act, the Trustees shall have the right to treat Townhouse Common Expenses and Garden Style Unit Common Expenses in the manner set forth in clause (ii) of subsection (a) of said Section 6 of the Act.

5.5.10 To the maximum extent practicable, the vendors and/or subcontractors for related expenses should always be the same for Common Expenses as set forth in Section 5.5.6, Townhouse Common Expenses as set forth in Section 5.5.7 and Garden Style Units Common Expenses as set forth in Section 5.5.8 in order to take advantage of achievable volume pricing and economies of scale. By way of example, the same snow removal contractor should be used for the common areas, Townhouse Units Group areas and Garden Style Units Group areas. Any deviation from this rule must be approved by a majority of the Trustees.

## 5.6 Insurance.

5.6.1 Insurance Coverages to be Obtained. The Trustees shall obtain and maintain, to the extent obtainable, the following insurance:

- (a) Casualty Insurance. The Trustees shall obtain and maintain, to the extent reasonably obtainable and permitted by applicable law, so-called master policies of casualty insurance providing fire-with-extended coverage and so-called all risk coverage insurance, insuring the

Condominium, including, without limitation, the Common Areas and Facilities, all of the Units with all fixtures, additions, alterations and improvements thereof, all heating and cooling equipment and other service machinery, apparatus, electrical and plumbing systems, cable and other networks and wiring, telephone wires, trim, doors, windows, walls and finished wall surfaces, ceilings and floors, including all finished ground floor and ceiling surfaces, including any wall to wall floor coverings, tile, hardwood, vinyl, bathroom and kitchen cabinets and plumbing fixtures, mirrors, appliances, equipment and installations, comprised in the Common Areas and Facilities, Limited Common Areas, Units, and also all such portions normally deemed to constitute part of the buildings and customarily covered by such insurance, but not including any furniture, furnishings, or household and personal property belonging to and owned by individual Unit Owners or Tenants, in an amount equal to the full replacement cost thereof (as that term is used for insurance purposes), subject to such reasonable deductible as the Trustees may determine (and increase from time to time), and which shall include, if available at a reasonable cost as the Trustees may determine, so-called Agreed Amount, Inflation Guard, Construction Code and Replacement Cost Endorsements. The Trustees may purchase a so-called "blanket" policy covering all of the buildings, if there is more than one, if they deem it advisable. In determining full replacement value, the Trustees may reasonably rely upon the advice of the insurer or their agent. The name of the insured under such policy shall be stated in form, substance and effect similar to the following: "Trustees of the Winslow Point Condominium Trust for use and benefit of the Unit Owners of the Winslow Point Condominium and their mortgagees as their interests may appear". Such insurance shall contain the standard mortgagee clause and shall name the Trustees as Insurance Trustees for the use and benefit of all Unit Owners of the Winslow Point Condominium and their mortgagees as their interest may appear, with losses payable to and adjusted by the Trustees as Insurance Trustees in accordance with the provisions of these By-Laws. The Trustees may insure against such other hazards or risks of casualty as the Trustees from time to time in their discretion shall determine to be appropriate, including, but not limited to, vandalism, malicious mischief, windstorm and water damage, earthquake, flood and machinery explosion or damage. The cost of all such insurance obtained and maintained by the Trustees pursuant to this Section 5.6 shall be a Common Expense.

- (b) Liability Insurance. The Trustees shall obtain and maintain, to the extent obtainable and/or applicable, master policies of insurance with respect to the Common Areas and Facilities for the benefit and protection of the Trust and all Unit Owners for: (i) comprehensive public liability insurance in such limits as the Trustees may, from time to time, determine but in no case less than \$1,000,000/\$1,000,000 in coverage, covering the Trust, the Trustees, the Property Manager, if any, and each Unit Owner with respect to liability arising out of ownership, maintenance or repair of the Common Areas and Facilities of the Condominium, such insurance providing for cross claims by the co-insureds, and containing a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Condominium Unit Owner because of negligent acts of the Trust, the Trustees or other Unit Owners, and other provisions commonly referred to as a "Special Condominium Endorsement" or its equivalent; (ii) workmen's compensation and employee's liability insurance; (iii) if applicable, boiler and machinery insurance in such limits as the Trustees may, from time to time, determine but in no case less than \$2,000,000 or the insurable value of the building(s) housing the boiler or machinery, whichever is less; (iv) non-owned automobile liability insurance with the same limits as item (i) and (v) such other liability insurance as the Trustees may from time to time deem appropriate and desirable.
- (c) Fidelity Coverage. The Trustees shall obtain fidelity coverage against dishonest acts on the part of the Trustees, the Property Manager, if any, employees or volunteers responsible for handling funds belonging to the Trust or administered by the Trustees. This fidelity insurance shall name the Winslow Point Condominium Trust as the named insured and shall be written in an amount equal to the maximum amount that will be in the custody of the Trust at any one time, but in no event less than three months Common Expenses plus all reserves. In connection

- with such coverage, an appropriate endorsement to the policy to cover persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. The policy shall contain a clause which provides that it may not be cancelled or substantially modified without at least ten (10) days prior written notice to the Trust and to each holder of a first mortgage which is listed as a scheduled holder of a first mortgage in the insurance policy.
- (d) Directors And Officers Liability Insurance. The Trustees shall obtain Directors and Officers Liability Insurance in such amounts and upon such terms as they deem appropriate, but at least equal to their general liability policy limits provided above.
  - (e) FHLMC And FNMA Insurance Requirements. If the Federal Home Loan Mortgage Corporation (FHLMC) or the Federal National Mortgage Association (FNMA) or any other so-called Secondary Mortgage Market Agency holds any interest in one or more mortgages on Units of which the Trustees have received notice, the Trustees shall obtain and maintain, to the extent reasonably obtainable, such other insurance as may be required from time to time by whichever of FHLMC, FNMA or other holds any interest in one or more mortgages on Units. All such policies shall be in such amounts and contain such terms as may be required from time to time by whichever of FHLMC, FNMA or other holds such interest.
  - (f) Unit Owners' Insurance. Unit Owners are required at all times to carry insurance for their own benefit insuring their furniture, furnishings and other personal property located within their respective Units or its appurtenances. Unit Owners, whether occupying, or leasing, renting, letting or licensing their Units, also are required at all times to carry insurance for such as is not covered by the Condominium master policies - particularly any deductible (which may increase from time to time) - and that insures that the existence and application of the deductible on the Condominium master policies shall be treated as if there was no insurance coverage for the purposes of the application of any so-called other insurance clause on a Unit Owner's individual policy; provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Trustees shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner, or if so effected, it shall be deemed that the Unit Owners' insurance coverage has been assigned to the Trust to the extent of such effect. Unit Owners must in all events also maintain loss assessment insurance coverage, endorsements for all risk coverage, liability insurance covering, without limitation, bodily injury and damage to the Property, in such reasonable amounts as the Trustees may determine and modify from time to time by Rule and Regulation. In addition, Unit Owners, upon request, shall provide evidence of such insurance as required by this section thereof to the Trustees.
  - (g) Any other type and amount of insurance coverage the Trustees deem desirable or beneficial to the Condominium.

#### 5.6.2 General Insurance Provisions.

(a) The Trustees shall deal with the insurer or insurance agent in connection with the adjusting of all claims covered by insurance policies provided for and carried by the Condominium Trust under Section 5.6.1 above and shall review with the insurer or insurance agent, at least annually, the coverage under said policies, and shall make any necessary changes in the policies provided for under Section 5.6.1 above in order to meet the coverage requirements thereof.

(b) In addition to such insurance as the Unit Owners are required to obtain, including as identified in Section 5.6.1(f), above, each Unit Owner may obtain additional insurance for his/her own benefit and at his/her own expense. No such policy shall be written so as to decrease the coverage under any of the policies obtained by the Trustees, and each Unit Owner hereby assigns to the Trustees the proceeds of any such policy to the extent that any such policy does in fact result in a decrease in such

coverage, said proceeds to be applied pursuant to the terms hereof as if produced by such coverage. Copies of all such policies (except policies covering only personal property owned or supplied by individual Unit Owners) shall be filed with the Trustees.

(c) Each Unit Owner, at the time of the commencement of construction of improvements having a value in excess of \$10,000 are made to his/her Unit shall notify the Trustees of such construction, and, upon receipt of such notice, the Trustees shall notify the insurer under any policy obtained pursuant to Section 5.6.1 hereof of any such improvements, and shall increase the coverage under such policies accordingly. Notwithstanding the foregoing obligation or any notification given pursuant to, the Trust shall be and remain responsible to insure such improvements. Unless otherwise determined by the Trustees, the cost of such additional coverage on account of a Unit Owner's improvements shall constitute a Common Expense attributable to the Unit involved and shall be payable to the Trustees on demand at such intervals as the Trustees shall establish, so that they shall have the money available to pay to the insurance company(ies).

5.6.3 Notwithstanding any of the foregoing provisions and requirements relating to property or liability insurance, the Trustees shall be considered the Insurance Trustees and have the authority to negotiate losses under any policy providing such property or liability insurance and to perform such other functions as are necessary to accomplish this purpose. The Trustees, as Insurance Trustees, shall collect and receive all casualty loss insurance proceeds and shall hold, use, apply and disburse the same in accordance with applicable provisions of Section 5.7 hereof. With respect to losses covered by such insurance which affect portions or elements of a Unit or of more than one Unit to substantially the same or to different extents, the proceeds relating thereto shall be used, applied and disbursed by the Trustees in a fair and equitable manner. Each Unit Owner hereby appoints the Trustees hereof as his or her attorney-in-fact for the foregoing purposes.

5.6.4 The cost of all such insurance obtained and maintained by the Trustees pursuant to provisions of this Section 5.6 shall be a Common Expense, except that any property and/or casualty insurance obtained and maintained by the Trustees specifically on Garden Style Units or Townhouse Style Units shall be a Common Expense only to the respective Garden Style Units Group or Townhouse Style Units Group and shall not be considered a Common Expense to the Condominium as a whole.

5.6.5 Certificates of insurance with proper mortgagee endorsements shall be issued to each Unit Owner and his/her mortgagee(s) when requested in writing, no later than ten (10) days after receipt of such request or within such other period of time as the Trustees may determine from time to time in their discretion. The Trustees may charge a reasonable fee for obtaining and issuing each such certificate.

5.6.6 Notwithstanding anything in this Trust and By-Laws to the contrary, if a Unit Owner, by virtue of any activities (s)he conducts in his/her Unit, causes an increase in the premiums for any insurance obtained by the Trustees, (s)he shall pay the amount of all such increases to the Trustees on demand as an additional Common Expense attributable to his/her Unit.

5.6.7 Each Unit Owner hereby waives, discharges and releases all claims and rights to recovery against the Trustees, the manager (if any), all Unit Owners and other persons entitled to occupy any Unit or other portion of the Condominium and each of their respective agents and employees on account of any loss or damage, whether to person or property, insured against under the policies of insurance obtained by each Unit Owner for the Unit Owner's own benefit. This waiver shall constitute a waiver of subrogation for purposes of such policies.

5.6.8 Procedures relating to property insurance claims, repairs and deductibles. The Trustee(s) shall have the right to assess the deductible to Unit Owners as the Trustee(s) may determine, in their sole discretion, including, but not limited to, assessing and apportioning the deductible to the owner(s) of the unit(s) experiencing the loss or damage. In the event that more than one unit incurs such



damage, the deductible may be apportioned in accordance with the relative amount of damage to the unit in question, as compared to the total amount of damage to all units involved.

1. Losses Below the Master Policy Deductible: If a Unit Owner sustains property damage in amounts less than the Condominium Trust's Master Policy deductible, and the Trustee(s) are not able to promptly collect the amount of such deductible from any other responsible party, the Unit Owner shall be solely responsible for the cost to repair the damage, and the Unit Owner should notify his or her insurance agent. The Trust will not be responsible for the property damage to a unit in an amount less than the Master Policy deductible, and no Unit Owner shall file such a claim under the Master Insurance Policy. The Unit Owner must resolve the claim with his or her individual insurance agent or carrier.
2. Losses in Excess of Master Policy Deductible: The following steps should be followed when damage occurs in a unit in excess of the Condominium Trust's Master Policy deductible:
  - A. Damage in excess of the Condominium Trust's deductible must be reported within 24 hours to the Trustees (or managing agent, if so delegated). Failure to report claims promptly may result in the claim being denied by the insurance carrier. The Trust will not honor claims that are denied by the carrier because of failure to report in a prompt fashion. Unit owners shall also notify their own insurers at the same time. The damage may be inspected to assess the approximate cost of the damage.
  - B. The Trustees (or managing agent, if so delegated) will notify the Trust's insurance agent of the loss. Should immediate repairs need to be made in order to ensure the safety of the occupants, the managing agent will secure approval for these repairs from the Trust's insurance carrier.
  - C. The Trustees (or managing agent, if so delegated) will instruct the Unit Owner to secure bids to repair the damage within thirty (30) days. These bids are to be submitted to the managing agent with a cover sheet itemizing the costs. This sheet must contain the Unit Owner's signature. If the damage is less than the Master Policy deductible, the Unit Owner need not submit anything further and should deal with his or her own insurance agent or carrier, as per Section 1 above.
  - D. During the bidding and damage assessment process, the Unit Owner must work closely both with the Trustees (or managing agent, if so delegated) and the Master Policy Insurance Adjuster so that the scope of work is agreed upon by all parties prior to commencement of said restoration work. This includes, but is not limited to, making the unit available for inspection, securing additional bids should the Insurance Adjuster request it, and promptly responding to requests made by the Insurance Adjuster and/or managing agent. The Trust will not be responsible for the timeliness of insurance claims being paid.
  - E. In the event there is a dispute, the final approval of settlement costs is with the insurance carrier and the Unit Owner must abide by its decision.

Once it is agreed by all parties what the scope and amount of the claim will be, the Unit Owner will be given permission to commence work. Unit

owners may ask that the Trust request payment of the claim in order that the Unit Owner has funds to initiate restoration work. If the insurance carrier forwards this amount to the Trust, then the Trust may pass the benefit of this early payment to the Unit Owner. The Trust will issue payment of the applicable insurance proceeds to the Unit Owner upon the execution and delivery of a Release by the Unit Owner of the Trust, substantially in the form as follows:

**INSURANCE PROCEEDS DISTRIBUTION AGREEMENT AND RELEASE**

*This agreement is made and release given this day by the undersigned Unit Owner of Winslow Point Condominium Trust.*

*In consideration of the payment to me (us) of the sum of \$\_\_\_\_\_ as the distribution to me (us) of casualty insurance proceeds under the master casualty policy maintained by the Winslow Point Condominium Trust pursuant to its Trust and/or By-Laws, the receipt of which is acknowledged, I (we) do hereby remise, release and forever discharge the Winslow Point Condominium Trust, its past, present and future trustees, officers, agents managers and employees, and their respective predecessors, successors and assigns, of and from all claims, acts, debts, demands, actions, causes of action, suits, dues, sum and sums of money, accounts, reckonings, bonds, specialties, covenants, contracts, controversies, agreements, promises, representations, restitutions, doings, omission, variances, damages, extents, executions and liabilities whatsoever of every name and nature, both in law and in equity, known or unknown, which I (we) now have or ever had in regard to any and all damage, losses and casualties suffered by me (us) as a result of \_\_\_\_\_ which occurred on or about \_\_\_\_\_ and any and all repairs undertaken by the Winslow Point Condominium Trust on account thereof and the processing of a claim therefore under said master casualty policy.*

*I (we) do further agree to indemnify and hold harmless the Winslow Point Condominium Trust, its trustees, officers, agents, managers and employees, and their respective predecessors, successors and assigns, upon any claim made in regard thereto by my (our) mortgagee(s) or any other person, firm or entity making claim derivative of me (us), including the payment of any and all attorney's fees incurred by the indemnitees in regard thereto.*

*I do further agree that in such event as I should hereinafter make claim under the master insurance casualty policy maintained by the Winslow Point Condominium Trust for any damage, loss or casualty occurring subsequent to the aforesaid loss, I shall provide to the Trust upon demand, proof that I (we) have effectuated repairs to the damage forming the basis of the claim upon which I am hereunder being paid, and that the processing of such a subsequent claim by the Winslow Point Condominium Trust shall be contingent thereon.*

- F. Final payment will be made when;
- (i) The Insurance Adjuster has had the opportunity to inspect all repair work.

- (ii) The Trust has received the final payment from the insurance carrier.
- (iii) The Unit Owner has signed a Release.

3. The Trust shall have no obligation or responsibility to perform or cause to be performed repairs to an individual unit.

The Unit Owner is responsible for all damage to the unit, personal property, improvements, rent loss, etc. not covered by Master Policy insurance proceeds. The Trustees, without requirement of a Unit Owner vote, shall have the right (which right shall not be delegated) at any time and from time to time to adopt, amend and rescind Rules and Regulations supplementing or reasonably modifying the procedures relating to property insurance claims under this Section 5.6.8

#### 5.7 Rebuilding, Restoration and Condemnation.

5.7.1 In the event of any casualty loss to the Common Areas and Facilities, the Trustees shall determine, in their reasonable discretion, whether or not such loss exceeds ten percent (10%) of the value of the Condominium immediately prior to the casualty, and shall notify all Unit Owners of such determination.

(a) If such loss as so determined does not exceed ten percent (10%) of such value, the Trustees, acting as Insurance Trustees, shall promptly adjust and collect the loss, arrange for the prompt repair or restoration of the damaged areas, and disburse the proceeds of all insurance policies in payment of all costs and expenses incurred in connection with such repair or restoration in appropriate progress payment and with appropriate retainage.

(b) If such loss as so determined exceeds ten percent (10%) of such value and, if within one hundred twenty (120) days after the date of such loss, seventy-five percent (75%) or more of the Unit Owners do not agree to proceed with repair or restoration, each Unit Owner's proportionate share of the insurance proceeds with respect to the Common Areas and Facilities based upon the Unit's respective undivided Ownership interest in said Common Areas and Facilities, together with the portion of the insurance proceeds allocated to any Unit as a result of a loss to such Unit and/or its appurtenant Common Areas and Facilities due to the casualty, shall, to the extent permitted by law, be divided among the Unit Owners and shall be paid first to the holders of the first mortgages on their Units, if any, up to, but not in excess of, the amounts secured thereby, and thereafter to the Unit Owners, and the Condominium shall be subject to partition at the suit of any Unit Owner. Such suit shall be subject to dismissal at any time prior to entry of an order to sell if an appropriate agreement to rebuild is filed. The net proceeds of a partition sale together with any common funds of the Trust (adjusted for insurance proceeds paid or payable as aforesaid) shall be divided among the Unit Owners in proportion to their Units' undivided interests in the Common Areas and Facilities and shall be paid first to the holders of the first mortgages on their Units, if any, to the extent of the amounts secured thereby, and thereafter to the Unit Owners. If, on the other hand, seventy-five percent (75%) or more of the Unit Owners agree to proceed with the necessary repair or restoration, the Trustees shall arrange for the repair and restoration of the damaged areas, and disburse the proceeds of all insurance policies in payment of all costs and expenses incurred in connection therewith in appropriate progress payments and with appropriate retainage.

Notwithstanding the foregoing provisions of this section 5.7.1(b), with respect to any such loss determined to exceed ten percent (10%) of the value of the Condominium immediately prior to the casualty, each Unit Owner, by accepting a deed to a Unit, hereby agrees, and covenants and agrees with and for the benefit of each other Unit Owner (and for the benefit of the Declarant while the Declarant's reserved rights, interests, and easements to add future phases, including any additional Units, to the Condominium remain in effect under the Master Deed), as follows: to agree, within said one-hundred twenty (120) day period

(whether by vote at a meeting of the Unit Owners, or by written consent or other form of agreement signed by the Unit Owners), to proceed with repair or restoration, as applicable, if the insurance proceeds payable with respect to such casualty loss, plus (i) all deductibles which are the responsibility of Unit Owners, (ii) all sums incurred by the Trust in adjusting the loss, and (iii) any sums which any one or more of the Unit Owners and/or the Declarant (in its sole discretion and without obligation) may agree to contribute for such purpose, will be reasonably adequate to pay substantially all amounts by which the costs of such repair or restoration exceed any deductible amount provided for in the Condominium Trust's master policy of property insurance. Each Unit Owner, hereby (and by acceptance of a deed to his or her Unit), irrevocably appoints the Declarant and its successors in title as such Owner's attorney-in-fact to execute, acknowledge and deliver any and all such votes, written consents, or agreements, in or within such 120-day period. Such power of attorney is coupled with an interest and irrevocable.

(c) Notwithstanding the provisions of subparagraphs (a) and (b) hereof, any restoration or repair of the Condominium shall be performed substantially in accordance with the Condominium documents and the original plans and specifications unless other action is approved by "eligible holders of mortgages" on Units which have at least fifty-one percent (51%) of the votes of Units subject to eligible mortgages; and further provided that no reallocation of interests in the Common Areas resulting from a partial destruction or partial condemnation of the Condominium shall be effected without the prior approval of eligible holders of mortgages on all remaining Units, whether existing in whole or in part, and which have at least fifty-one percent (51%) of the votes of such remaining Units subject to eligible mortgages. For the purposes hereof, the term "eligible holders of mortgages" shall mean a holder of a first mortgage on a Unit who has requested notice of certain matters requiring Unit owner's consent as set forth herein.

5.7.2 In the event that the total cost of repair and restoration as estimated on the basis of an independent appraisal, or as determined during the course of repair or restoration, exceeds the total sum of available insurance proceeds, then the Trustees shall assess all the Unit Owners, as a Common Expense, the amount in excess of available insurance proceeds necessary to cover the cost of the repair and restoration; provided, however, that the cost of repairing or restoring improvements to the Unit, which improvements when they were made and were not reported to the Trustees as required by Section 5.6.2(d) hereof, shall be borne exclusively by the Owner of the Unit involved; and provided further that, if the casualty loss exceeds ten percent (10%) of the value of the Condominium as described in Section 5.7.1(b) hereof and if such excess cost of repairs over available insurance proceeds exceeds ten percent (10%) of the value of the Condominium prior to casualty, any Unit Owner not agreeing as provided in Section 5.7.1(b) hereof to proceed with the repair and restoration may apply to the appropriate Superior Court on such notice to the Trustees as the Court shall direct, for an order directing the purchase of his/her Unit by the Trustees at the fair market value thereof as approved by the court. The cost of any such purchase shall be a Common Expense.

5.7.3 The Trustees may perform emergency work essential to the preservation and safety of the Condominium, or the safety of persons, or required to avoid the suspension of any essential service to the Condominium, without having first adjusted the loss or obtained the proceeds of insurance.

5.7.4 If there shall have been repair or restoration pursuant to the foregoing and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration, then the excess of such insurance proceeds, if any, shall be divided into separate shares for the Trust and the Unit Owners of the damaged Units, in proportion to the respective costs of repair or restoration of the damaged portions of the Common Areas and Facilities and of each damaged Unit and its damaged appurtenant Common Areas and Facilities, and shall then be paid over to the Trustees and/or each such Unit Owner entitled to a share.

5.7.5 In the event that any of the Units or the Common Areas and Facilities of the Condominium are affected by eminent domain proceedings, the following shall apply:

(a) If a Unit is acquired by eminent domain, or if a part of a Unit is acquired by eminent domain, leaving the Unit Owner with a remnant which may not practically or lawfully be used for any purpose permitted by the Master Deed, the award shall compensate the Unit Owner for their Unit and its undivided percentage interest in the Common Areas and Facilities whether or not any of the Common Areas and Facilities have been acquired. Upon acquisition, unless the decree otherwise provides, that Unit's entire undivided interest in the Common Areas and Facilities and the beneficial interest under the Trust shall automatically be allocated to the remaining Units of the Condominium in proportion to the respective undivided interest of the remaining Units in the Common Areas and Facilities prior to the taking, and the Trustees shall promptly prepare, execute and record an amendment to the Master Deed and the Trust reflecting the reallocations. Any remnant of a Unit remaining after part of a Unit is taken under this subsection shall thereafter be a part of the Common Areas and Facilities.

(b) Except as provided in subsection (a), if part of a Unit is acquired by eminent domain, the award shall compensate the Unit Owner for the reduction in value of the Unit and its undivided percentage interest in the Common Areas and Facilities. Upon acquisition, (1) that Unit's undivided interest in the Common Areas and Facilities shall be reduced on the basis of the reduction of the fair value of the Unit as of the date of such taking bears to the fair value of the remaining Units in the Condominium as of such date, and (2) the reduction of interest in the Common Areas and Facilities of such Unit shall be divested from the Unit so acquired and shall automatically be reallocated to the remaining Units in proportion to the respective undivided interest of the remaining Units in the Common Areas and Facilities prior to the date of such taking.

(c) If the Common Areas and Facilities or any part thereof are acquired by eminent domain, the Trustees shall be the party in interest to receive any such award and to pursue any additional awards due to such taking. Any such award or any action taken by the Trustees pursuant hereto shall be brought or paid to the Trustees naming the "Trustees of Condominium Trust as Condemnation Trustees for the benefit of Condominium, of the several Unit Owners and their respective mortgagees." The Trustees shall divide any portion of the award not used for restoration or repair of the remaining Common Areas and Facilities among the Unit Owners in proportion to their respective undivided percentage interest before the taking, but any portion of the award attributable to the acquisition of a portion of the Common Areas and Facilities which had been exclusively reserved to any Unit pursuant to the terms of the Master Deed shall be paid to the Owner of such Unit or his/her mortgagee. The Trustees shall represent the unit Owners in the any such Condemnation proceedings or in negotiations, settlements, and agreement with the condemning authority for the acquisition of any Common Areas and Facilities or any portion thereof. Each Unit Owner hereby appoints the Trustees hereof as his or her attorney-in-fact for the foregoing purposes.

#### 5.8 Improvements to Common Areas and Facilities.

5.8.1 If and whenever the Trustees shall propose to make any improvement to the Common Areas and Facilities it shall be in accordance with MGL c. 183A, section 18, as amended.

5.8.2 If and when any Unit Owner shall propose to make an improvement to or affecting the Common Areas and Facilities of the Condominium at such Unit Owner's own expense, and the Trustees determine in their reasonable discretion that such improvement would be consistent and compatible with the provisions and intent of the Master Deed, the Trustees, after consulting with the Design Review Committee hereof may, but shall not be obligated to, authorize such improvement to be made at the sole expense of the Unit Owner proposing the same, without the consent or approval of the other Unit Owners, as the Trustees in their reasonable discretion deem to be necessary or desirable in the circumstances.

5.9 Determination of Trustees Subject to Arbitration. Notwithstanding anything in Section 5.7 or Section 5.8 contained herein, (a) in the event that any Unit Owner or Owners shall by notice in writing to the Trustees dissent from any determination of the Trustees with respect to the value of the Condominium or of any Unit or Units or any other determination or action of the Trustees under Section 5.7 or Section 5.8, and such disputes shall not be resolved within thirty (30) days after such notice, then either the Trustees or the dissenting Unit Owner or Owners may submit the matter to arbitration, and for that purpose one

arbitrator shall be designated by the Trustees, one by the dissenting Unit Owner or Owners, and a third by the two arbitrators so designated, and such arbitration shall be conducted in accordance with the rules and procedures of the American Arbitration Association; and (b) the Trustees shall not in any event be obligated to proceed with any repair, rebuilding or restoration, or any improvement, unless and until they have received funds in an amount equal to the estimate of the Trustees of all costs associated hereunder.

#### 5.10 Design Review Committee and Procedures.

5.10.1 No Unit Owner shall make any addition, alteration or improvement in or to the Unit which could affect the structural integrity or fire rating of the Building(s) or cause any dislocation or impairment of or interruption to the Common Areas and Facilities and Limited Common Areas, unless the same shall have been approved by the Trustees in accordance with the provisions of this Section 5.10.

5.10.2 No porch, terrace, patio or deck may be enclosed without the express written consent of the Trustees.

5.10.3 The following procedures and conditions shall apply with respect to all additions, alterations, improvements, structures, installations or other work or activities (hereinafter individually or collectively referred to as the "Proposed Work") which are subject to the approval procedures and conditions of this Section 5.10:

Prior to the commencement of the Proposed Work:

(i) The Unit Owner shall have submitted plans and specifications for the Proposed Work to the Trustees for their approval pursuant to the provisions of this Section 5.10. Such plans and specifications shall be in such detail as the Trustees may reasonably request and shall be prepared and signed by a Registered Architect, Registered Professional Engineer and/or Registered Land Surveyor satisfactory to the Trustees, if so requested by Trustees;

(ii) The Unit Owner shall have submitted to the Trustees such supplemental information, in addition to the said plans and specifications, as the Trustees shall reasonably request in order to fully evaluate the proposed work; and

(iii) The Trustees, acting as a Design Review Committee shall have given their written approval of the proposed work, which approval shall not be unreasonably withheld.

#### 5.11 Intentionally omitted..

5.12 Rules, Regulations, Restrictions and Requirements. The Trustees shall have the right (which right shall not be delegated) at any time and from time to time to adopt, amend and rescind administrative Rules and Regulations governing the details of the operation and use of the Units and the Common Areas Facilities (the "Rules and Regulations"). The Trustees shall have the right to adopt different Rules and Regulations by Units Group for the Common Areas and Facilities exclusively serving the Units in a Units Group. The restrictions on and requirements respecting the use and maintenance of the Units and the use of the Common Areas and Facilities are to be consistent with provisions of the Master Deed and this Trust and By-Laws, and are designed to prevent unreasonable interference with the use by the Unit Owners of their Units and of the Common Areas and Facilities. The Trustees shall have the power to enforce the Master Deed, these By-Laws and the Rules and Regulations adopted pursuant hereto and shall have the power to levy fines against the Unit Owners for violations thereof. The Trustees may set reasonable fines for any violation, but each day a violation continues after notice shall be considered a separate violation. Fines may be enforced against the Unit Owner or Unit Owners involved as Common Expenses owed by the particular Unit Owner or Unit Owners. In the case of persistent violation of the Rules and Regulations by a Unit Owner, the Trustees shall have the power to require such Unit Owner to post a bond to secure adherence to the Master Deed, Condominium Trust, Bylaw and Rules and Regulations and shall have the right to bring action against such owner to enjoin him/her from such course of conduct. Each unit owner

may, if the Trustees choose not to enforce a violation of the Rules and Regulations, seek to enforce such violation at its sole cost and expense.

5.13 Manager. The Trustees may hire or appoint a manager or managing agent to perform such duties in the administration, management and operation of the Condominium, including the incurring of expenses, the making of disbursements and keeping of accounts, as the Trustees shall from time to time determine. However, notwithstanding the appointment of such a manager, the Trustees shall retain ultimate control over the administration, management and operation of the Condominium and they may not delegate to such manager those powers and duties specified, under Section 5.1 hereof, not to be delegable. Any agreement for professional management of the Condominium shall be terminable without cause and without incurring payment of a termination fee on ninety (90) days' or less written notice. The term of such an agreement shall not exceed three (3) years.

#### 5.14 Meetings.

5.14.1 The Trustees shall meet annually on the date of the annual meeting of the Unit Owners and at such meeting shall elect the President, Treasurer and Secretary. Other meetings of the Trustees may be called by the President and shall be called upon the written request of majority Trustees specifying the issue(s) to be discussed at the meeting, provided, however, that written notice, which may be sent by email, of each meeting, stating the place, day, hour, and subject thereof, shall be given at least three (3) days before such meeting to each of the Trustees.

5.14.2 The annual meeting of the Unit Owners shall be on the date and time set forth in Paragraph 12 of the Master Deed of the Condominium. Special meetings of the Unit Owners may be called at any time by the Trustees, and special meetings of the Unit Owners shall be called by the Trustees upon the written request of Unit Owners holding at least thirty-three and one-third percent (33.3%) of the voting power specifying the issue(s) to be discussed at the meeting. Written notice of any such special meeting designating the place, day, hour, and subject thereof shall be given by the Trustees to the Unit Owners at least fourteen (14) days prior to the date so designated. At the annual meeting of the Unit Owners, the Trustees shall submit reports of the management and finances of the Condominium. Whenever, at any meeting, the Trustees propose to submit to the Unit Owners any matter with respect to which approval or action by the Unit Owners is necessary or appropriate, the notice of such meeting shall so state and reasonably specify such matter.

The presence in person or by proxy of the holders of at least thirty-three and one third percent (33.3%) of the voting power hereunder shall be necessary to constitute a quorum at all meetings of the Unit Owners for the transaction of business. If, however, such quorum shall not be present or represented at any meeting of the Unit Owners, the Unit Owners present in person or represented by proxy shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented; once a quorum is obtained any business may be transacted which could have been transacted at the meeting as originally called. Notwithstanding the foregoing, no such subsequent meeting shall be held more than sixty (60) days following the date of the originally called meeting.

Unless a greater vote of the Unit Owners shall be required by the provisions of Chapter 183A, the Master Deed or this Trust, a vote of the holders of at least a majority of the voting power, present in person or by proxy at any meeting of the Unit Owners at which a quorum is present, shall be sufficient to transact the business of the Unit Owners in which a vote is required, provided always that the Unit Owners may not act to rescind, reverse, modify or amend any decision of or action taken by the Trustees pursuant to their authority under this Trust, nor may the Unit Owners undertake to exercise in any manner the powers or functions of the Trustees hereunder, unless such action by the Unit Owners is authorized by the affirmative vote of the holders of at least two-thirds (2/3) of the total voting power hereunder.

5.15 Notices to Unit Owners. Every notice to any Unit Owner, required or permitted under the provisions hereof or which may be ordered in any judicial proceeding, shall be deemed sufficient and

binding if a written or printed copy of such notice shall be given by one or more of the Trustees to such Unit Owner by leaving such notice with her or him at their residence in the Condominium or by mailing it, postage prepaid, addressed to such Unit Owner at such address as may appear upon the records of the Trustees, or by emailing to such Unit Owner at such email address as may appear upon the records of the Trustees.

5.16 Record Date. The Trustees may, for a period not in excess of thirty (30) days prior to a date of any meeting of the Unit Owners, fix in advance a time as a record date for determining the Unit Owners having a right to notice of and to vote at such meeting, and in such case only Unit Owners of record on such record date shall have such rights, notwithstanding any transfer by a Unit Owner of their interest in the Unit after the record date. If no record date is fixed, the record date for the aforementioned purposes shall be 5:00 p.m. on the day next preceding the day on which notice of a meeting of the Unit Owners is given.

5.17 Order of Business. The order of business at all meetings of Unit Owners may be as follows:

- (a) Certification of Quorum.
- (b) Proof of notice of meeting.
- (c) Acceptance of the minutes of the preceding meeting.
- (d) Reports of officers.
- (e) Report of the Trustees.
- (f) Reports of committees.
- (g) Election of Trustees (when required).
- (h) Other business that may, from time to time, be required.
- (i) Meeting adjournment.
- (j) Open comments of the owners.

The actual sequence of business at meetings can be modified by the Trustees once a Certification of Quorum (if applicable) and Proof of notice of meeting has been established.

5.18 Voting at Meetings. At all meetings of Unit Owners, each Owner may vote in person or by proxy. All proxies shall be (a) in writing signed by or on behalf of all the Owners of the Unit involved, (b) dated and (c) filed with the Secretary of the Trust. No proxy shall be valid beyond the date of the final adjournment of the first meeting of Owners, whether annual or special, held on or after the date thereof, and every proxy shall automatically terminate upon sale by the Owner of the Unit. A proxy may be revoked by notice given by an Owner of the Unit involved to the person presiding at the meeting at which it is to be cast. Any proxy which purports to be revocable without such notice shall be void. The Trustees may prescribe a form of proxy to be used for Unit Owner meetings, from time to time, in which case such form as is in effect at the time of an annual or special meeting shall be the official form of proxy for such meeting.

The Trustees may utilize proxies, directed proxies, absentee or mail-in ballots for any business requiring the vote of the Unit Owners, including but not limited to, Trustee election purposes.

Notwithstanding any provision hereof to the contrary, the Board of Trustees, in its sole discretion from time to time, may authorize the use of electronic voting for any purposes for which a Unit Owner vote is required hereunder. The Trustees shall have the right and authority to adopt procedures for, and otherwise regulate and administer, electronic voting from time to time, including by Rule and Regulation.

5.19 Officers.

5.19.1 Designation. The Officers of the Trust shall be a President, a Treasurer, a Secretary and such other officers as the Trustees from time to time may determine.

5.19.2 Election and Qualification. The officers shall be the Original Trustee or the successor(s) selected by the Declarant until the occurrence of the Transition Event as defined in Section 3.1 hereof, and, thereafter, selected by vote of a majority of the Trustees at their regular meeting, or if such



regular meeting is not held or in the event of resignation, removal or decease of an officer, at any special meeting of the Trustees. The Officers shall be Trustees.

5.19.3 Term of Office. All officers shall hold office for a term of one (1) year and until their successors are elected and qualified.

5.19.4 Resignation and Removal. Any officer may resign at any time, by written notice to the President or the Secretary, which notice shall take effect on the date of receipt of such notice or at any later date specified therein, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. Any officer may be removed at any time, with or without cause, by a vote of a majority of the Trustees, provided that, if removal for cause shall be proposed, the officers involved shall be granted the opportunity to be heard by the Trustees.

5.19.5 Vacancies. A vacancy in any office may be filled in the manner prescribed in Section 5.19.2 hereof. The officer selected to fill such a vacancy shall serve for the remainder of the term of the officer he or she replaces.

5.19.6 President. The President shall preside at all meetings of the Trustees and of the Unit Owners and shall have such other powers and perform such other duties as are provided in the Master Deed or in this Trust and By-Laws or as may be designated by the Trustees or the Unit Owners from time to time or as are ordinarily exercised by the presiding officer of a corporation.

5.19.7 Secretary. The Secretary shall record the votes and keep the minutes of all meetings of the Trustees and of the Unit Owners in a book or books to be kept for that purpose. He or she shall keep the records and documents of the Trustees and of the Unit Owners. He or she shall record in a book kept for that purpose the names of all Unit Owners, together with their addresses as registered by such Unit Owners, and shall have such other powers and duties as may be delegated to her or him by the Trustees or the Unit Owners from time to time. The Trustees may delegate such of the Secretary's powers and duties to the manager or managing agent as they deem to be advisable.

5.19.8 Treasurer. The Treasurer shall be responsible for the funds of the Trust and shall be responsible for keeping or having kept full and accurate financial records and books of account showing all receipts and disbursements of the Trust and any other financial data required by the Trustees or by the Unit Owners. He or she shall be responsible for the deposit of all funds in the name of the Trustees in such depositories as may be designated by the Trustees from time to time. The Trustees may delegate such of the Treasurer's powers and duties to the manager or managing agent as they deem to be advisable.

5.20 Inspection of Books, Report to Unit Owners. Books, accounts, and records of the Trustees shall be open to inspection to any one or more of the Trustees and the Unit Owners and first mortgage holders of the Units at all reasonable times. The Trustees shall, as soon as reasonably possible after the close of each fiscal year or more often if convenient to them, have available to the Unit Owners a report of the operations of the Trustees for such year which shall include financial statements in such summary form and in such detail as the Trustees shall deem proper. Any person, who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustees given by certified or registered mail within a period of ninety (90) days after the date of the receipt by him/her, shall be deemed to have assented thereto.

5.21 Checks, Notes, Drafts and Other Instruments. Checks, notes, drafts and other instruments for the payment of money drawn or endorsed in the names of the Trustees or of the Trust from the Operating Account or Reserve Account may be signed by any two Trustees or by any person or persons to whom such power may at any time or from time to time be delegated by not less than a majority of the Trustees.

5.22 Seal. The Trustees may adopt a seal circular in form bearing an inscription of the name of this Trust as set forth in ARTICLE I, but such seal may be altered by a vote of a majority of the Trustees at their

pleasure, and the Trustees may, at any time or from time to time, at their option, adopt a common or wafer seal which shall be valid for all purposes.

5.23 Fiscal Year. The fiscal year of the Trust shall commence on the date set forth in paragraph 12 of the Master Deed.

5.24 Removal from Condominium Law. Until such time as the Declarant has no beneficial interest hereunder and no longer holds any reserved rights, interests or easements under the Master Deed, including without limitation, under paragraph 16 thereof, Unit Owners holding one hundred percent (100%) of the beneficial interest, with the written consent of the Declarant and holders of all liens on the Units shall be required to approve the removal of the Condominium described herein from the provisions of Chapter 183A, and thereafter the provisions of Section 19 of said Chapter 183A shall apply; provided, however, if during such time the Declarant holds a portion of the beneficial interest hereunder, and the Declarant approves of such removal, the approval of Unit Owners holding at least seventy-five percent (75%) of the beneficial interest hereunder, together with consent in writing of the holders of all liens on the Units, shall be required for such removal, all as provided in said Section 19 of Chapter 183A. Any such removal shall not bar the subsequent resubmission of the land and buildings involved to the provisions of Chapter 183A. The provisions of this section 5.24 shall not apply to any removal of land from the Condominium by the Declarant pursuant to the Master Deed, including paragraph 16 thereof, and shall not be amended unless the instrument of amendment contains the express written consent of the Declarant at any time during which the Declarant's reserved rights, interests or easements under the Master Deed, including paragraph 16, remain in force and effect.

5.25 Sale or Lease of Units. Subject to such restrictions as may otherwise be set forth in the Master Deed or in this Trust and By-Laws or in individual deed restrictions, a Unit Owner may assign, lease, sell or otherwise transfer all of the interest in the Unit(s), together with (a) the undivided interest in the Common Areas and Facilities appurtenant thereto; (b) the interest of such Unit Owner in any Units theretofore acquired by the Trustees or their designee, on behalf of all Unit Owners or the proceeds of the sale or lease thereof, if any; and (c) the interest of such Unit Owner in any other assets of the Condominium. No right to any Unit may be sold, leased, transferred or otherwise disposed of, except as part of a sale, lease, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, lease, transfer or other disposition of such part of all Units. Any such deed, lease, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the appurtenant interests of any Unit(s) may be sold, leased, transferred or otherwise disposed of, except as part of a sale, lease, transfer or other disposition of the Unit(s) to which such interests are appurtenant, or as a part of a sale, lease, transfer or other disposition of such part of the Appurtenant Interests of all Unit(s), except as to Exclusive Use Parking Spaces as provided for in the Master Deed.

5.26 Acquisition of Units by the Trustees. With the approval of Unit Owners holding at least seventy-five percent (75%) of the voting power of the unit owners under this Trust, the Trustees may acquire a Unit using funds from the working capital and Common Expenses in the hands of the Trustees, or, if such funds are insufficient, the Trustees may levy an assessment against each Unit Owner in proportion to his/her percentage of beneficial interest as set forth in Exhibit B to the Master Deed, as a Common Expense, or the Trustees, in their discretion, may borrow money to finance the acquisition of such Unit, provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the Unit to be so acquired by the Trustees. Foreclosure of Condominium Liens is excluded from the requirements of this paragraph, except as relates to an encumbrance or hypothecation of any property other than the Unit to be so acquired by the Trustees.

#### ARTICLE VI - Rights and Obligations of Third Parties Dealing with the Trustees

6.1 Dealing with Trustees. No purchaser, mortgagee, lender or other person dealing with the Trustees as they then appear of record in the Registry need inquire further as to the persons who are then

Trustees hereunder. The receipts of the Trustees or any one or more of them of monies or things paid or delivered to them shall be effectual discharges therefrom to the persons paying or delivering the same, and no person from whom the Trustees or any one or more of them shall receive any money, property or other credit shall be required to see to the application thereof. No purchaser, mortgagee, lender or other person dealing with the Trustee, or with any real or personal property which then is or formerly was Trust Property, shall be bound to ascertain or inquire as to the existence of or occurrence of any event or purpose in or for which a sale, mortgage, pledge or charge is herein authorized or directed, or otherwise as to the purpose or regularity of any of the acts of the Trustees or any one or more of them purporting to be done in pursuance of any of the provisions or powers herein contained.

6.2 Recourse Against Trustees. No recourse shall at any time be had under or upon any note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Trustees or by any agent or employee of the Trustees or by reason of anything done or omitted to be done by or on behalf of them or any of them against the Trustees individually, or against any such agent or employee or against any beneficiary either directly or indirectly, by legal or equitable proceedings, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with or having any claim against the Trustees, shall look only to the Trust Property for payment under such contract or claim or for the payment of any debts, damage, judgment or decree or of any money that may otherwise become due and payable to them from the Trustees or that neither the Trustees nor the beneficiaries, present or future, shall be personally liable therefore; provided, however, that nothing herein contained shall be deemed to limit or impair the liability of Unit Owners under the provisions of Chapter 183A.

6.3 Instruments Subject to Trust Terms. Every note, bond, contract, order, instrument, certificate, undertaking, obligations, covenant or agreement, whether oral or written, made, issued or executed by the Trustees or by any agent or employee of the Trustees shall be deemed to have been entered into subject to the terms, conditions, provisions and restrictions hereof, whether or not express references shall have been made to this instrument.

6.4 Certifications by Trustees for Recording. All persons dealing in any manner whatsoever with the Trustees, the Trust Property, or any beneficiary hereunder, shall be held to have notice of any alteration or amendment of this Declaration of Trust, or change of Trustee or Trustees, when the same shall be recorded with the said Registry. Any certificate executed by the Secretary of this Trust or by a majority of the Trustees in office at that time setting forth the names of the Trustees hereunder, when recorded with said Registry, shall be conclusive evidence of identity of those persons who are serving as Trustees in favor of all third persons, including the Trustees, acting in reliance thereon. Any certificate, signed by a majority of the Trustees in office at the time, setting forth as facts any matters affecting the Trust, including statements as to who are the beneficiaries, as to what action has been taken by the beneficiaries, and as to matters determining the authority of the Trustees to do any act, when duly acknowledged and recorded with said Registry, shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Trustees, acting in reliance thereon. Any certificate executed by a majority of the Trustees hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument or the taking of any action by the Trustees or any one or more of them, as the case may be, shall, as to all persons acting in good faith in reliance thereof, be conclusive evidence of the truth of the statements made in such certificate and of the existence of the facts therein set forth.

## ARTICLE VII - Amendments and Termination

7.1 Amendment of Trust. Notwithstanding anything to the contrary contained herein, so long as the Declarant owns any interest in the Condominium, the Declarant shall have the right at any time and from time to time to amend this Trust (including the Bylaws and Rules and Regulations adopted pursuant hereto) without the consent of any Unit Owner or any of the Trustees, to meet the requirements of any governmental body or agency, or the requirements of any insurance company, or the requirements of the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, the secondary mortgage market, or to cure any ambiguity, inconsistency or formal defect or omission. The Trustees, with the consent in writing of

Owners of Units holding at least sixty seven percent (67%) of the voting power thereunder, may, at any time and from time to time, amend, alter, add to or change this Declaration of Trust in any manner or to any extent, the Trustees see fit, provided first, however, that the Trustees have been duly indemnified to their reasonable satisfaction against outstanding obligations and liabilities. Notwithstanding the foregoing; provided always, however, that no such amendment, alteration, addition or change shall be valid or effective if:

7.1.1 It would alter, or in any manner or to any extent whatsoever, modify or affect the percentage of beneficial interest of any Unit Owner in the Trust so as to be different than the percentage of the undivided ownership interest in the Common Areas and Facilities which is appurtenant to such Owner's Unit as set forth in the Master Deed, without the affected Unit Owner's consent; provided, however, that this provision (i) shall not apply to any such alteration, modification or other affect that may result from the exercise of any rights, interests and easements reserved to the Declarant under this Declaration of Trust or under the Master Deed, including without limitation, rights under paragraph 16 thereof to add phases or sub-phases, including Units, to the Condominium;

7.1.2 It would, without the consent of the Declarant, alter or affect (i) the Declarant's rights hereunder as the Original Trustee or any other Declarant appointed Trustees or (ii) the Declarant's reserved rights under this Declaration of Trust including, without limitation, to alter, modify or otherwise affect the percentage of beneficial interest of any Unit Owner in the Trust, or the proportionate share of any Unit Owner in the Townhouse Common Expenses or Garden Style Units Common Expenses, as applicable, as a result of the exercise of any rights, interests and easements reserved to the Declarant under this Declaration of Trust or under the Master Deed, including without limitation, rights under paragraph 16 thereof to add phases or sub-phases, including Units, to the Condominium

7.1.3 It would render this Trust contrary to or inconsistent with the Master Deed or any requirements or provisions of Chapter 183A; or

7.1.4 It would, in any manner, disqualify mortgages of Units in the Condominium for sale to the Federal Home Loan Mortgage Corporation (FHLMC) or the Federal National Mortgage Association (FNMA). All provisions of this Trust shall be construed so as to qualify any such mortgages for sale to FHLMC and FNMA.

7.2 Necessity for Recording Amendments, Alterations, Additions or Changes. Any amendment, alteration, addition or change, pursuant to the foregoing provisions of ARTICLE VII, shall become effective upon the recording with the Registry of an instrument of amendment, alteration, addition or change, as the case may be, signed, sealed and acknowledged in the manner required for the acknowledgment of deeds by a majority of the Trustees, setting forth in full the amendment, alteration, addition or change, and reciting the consent of the Unit Owners herein required to consent thereto. Such instrument, so executed and recorded, shall be conclusive evidence of the existence of all facts and of compliance with the prerequisites to the validity of such amendment, alteration, addition or change, whether stated in such instrument or not, upon all questions as to title or affecting the rights of third persons and for all other purposes.

7.3 Termination. The Trust hereby created shall terminate only upon the removal of the Condominium from the provisions of Chapter 183A in accordance with the procedure therefor set forth in Section 5.24 of this Trust and this Section 7.3; provided, however, that any such termination shall require consent in writing of (i) at least fifty-one (51) percent of the eligible mortgage holders and, (ii) the Declarant while the reserved rights, interests and easements of the Declarant hereunder and under the Master Deed, including, without limitation, rights to add future phases, including additional Units and land under paragraph 16 thereof, remain in effect. Additionally, no withdrawal of Common Areas and Facilities shall be permitted while such reserved rights, interests and easements of the Declarant hereunder and under the Master Deed remain in effect without the consent in writing of the Declarant.

7.4 Disposition of Property on Termination. Upon the termination of this Trust in accordance with the provisions of Section 7.3, the Trustees may, subject to and in accordance with provisions of Chapter

183A, sell and convert into money the whole of the Trust Property, or any part or parts thereof, and, after paying or retiring all known liabilities and obligations of the Trust and providing for indemnity against any other outstanding liabilities and obligations, and subject to the reserved rights, interests, and easements of the Declarant hereunder and in the Master Deed, shall divide the proceeds thereof among, and distribute in kind (at valuations made by them which shall be conclusive), all other property then held by them in trust hereunder to the Unit Owners as tenants in common, according to their respective percentages of beneficial interest hereunder; provided, however, that before dividing the proceeds and making any such in kind distribution, the Declarant shall be entitled, at its option, to receive an equitable share of any such proceeds and distribution based upon the fair value of any improvements built on the Property but not phased into the Condominium as Units and Common Areas and Facilities as of the time of such removal, relative to the fair value of all existing Units as of such removal, each Unit Owner, Mortgagee, and Trustee being deemed hereby to have consented to such equitable adjustment and to the reduction, for purposes hereof, of each Unit's proportionate share of such proceeds and distributions. In making any sale under this provision, the Trustees shall have power to sell or vary any contract of sale and to do all things, including the execution and delivery of instruments, as may by their performance thereof be shown to be in their judgment necessary or desirable in connection therewith, subject to the rights of the Declarant hereunder.

#### ARTICLE VIII - Construction and Interpretation; Waiver

8.1 Terms. In the construction hereof, whether or not so expressed, words used in the singular or in the plural respectively include both the plural and singular, words denoting males include females, words denoting females include males and words denoting persons include individuals, firms, associations, companies (joint stock or otherwise), trusts and corporations, unless a contrary intention is to be inferred from or required by the subject matter or context. The cover, title, index, headings of different parts hereof, and the marginal notes, if any, are inserted only for the convenience of reference and are not to be taken to be any part hereof or to control or affect the meaning, construction, interpretation or effect hereof. All the trusts, powers and provisions herein contained shall take effect and be construed according to the law of the Commonwealth of Massachusetts. As all provisions of the Master Deed and this Trust are to be construed so that mortgages covering the Units shall qualify for sale to FHMLC and FNMA, where any action to be taken requires an assent or vote of a specified number or a specified percentage of voting power, or a specified percentage of beneficial interest in the common areas and facilities of Unit Owners and/or their mortgagees, and the requirements of FHLMC and/or FNMA differ, the higher or highest percentage shall control.

8.2 Waiver. The Trustees shall have the power and authority to waive any provision of this Trust affecting or limiting the rights of a Unit Owner for any cause or reason determined to be reasonable by such Trustees in their discretion; provided, however, that no such waiver on any one occasion shall constitute a waiver on any future occasion, nor shall any waiver of a provision of this Trust affect the Trustees' rights and power to enforce all other provisions of this Trust. No restriction, condition, obligation or provision contained in this Trust or By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same. No waiver shall be authorized if, as a consequence thereof, the Condominium and/or any Unit(s) therein will no longer comply with the Permits/Approvals and the provisions of the Zoning By-Laws, unless waived by the Permits/Approvals.

8.3 Conflicts. If any provision of this Trust shall be invalid or shall conflict with Chapter 183A, as amended, of the General Laws of Massachusetts, or, if any provision of this Trust conflicts with any provision of the Master Deed, the following rules of construction shall be used.

8.3.1 In the event of a conflict between the Trust and said Chapter 183A, as amended, the provisions of Chapter 183A shall control;

8.3.2 In the event of a conflict between any numerical or percentage voting requirements for action set forth in the Master Deed and any such requirements set forth herein, the provisions requiring the greater percentage or fraction for action to be taken or avoided shall control;

8.3.3 In the event of any conflict other than as set forth in Paragraph 8.3.2 of this Section between the provisions of the Master Deed and any other provision hereof, the provisions of the Master Deed shall control except to the extent otherwise provided in the Master Deed;

8.4 Severability. In the event that any provision of this Trust shall be determined to be invalid or unenforceable in any respect, it shall be interpreted and construed to be enforceable to the extent and in such situations as may be permitted by applicable law, and, in any event, the partial or total enforceability of such provision shall not affect in any manner the validity, enforceability or effect of the remainder of this Trust; and, in such event, all of the other provisions of this Trust shall continue in full force and effect as if such invalid provision had never been included herein.

#### ARTICLE IX – Affordable Housing

9.1 The Affordable Units shall be sold in accordance with the terms and conditions contained in the Affordable Housing Restriction. An Affordable Housing Deed Rider shall be attached to the Unit Deed for each Affordable Unit upon the initial conveyance and upon each subsequent conveyance thereof.

[SIGNATURE PAGE TO FOLLOW.]

In Witness whereof said Trustee has hereunto set its hand and seal this \_\_\_\_ day \_\_\_\_\_,  
\_\_\_\_\_.

WINSLOW POINT TRUSTEE LLC  
as Trustee

By: Matthew R. Coppa  
Its: Authorized Real Estate Signatory

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned notary public, personally appeared Matthew R. Coppa, Manager and Real Estate Signatory for Winslow Point Trustee LLC who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, in the capacity indicated, and that he has the authority to sign in that capacity.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

## **RULES AND REGULATIONS WINSLOW POINT CONDOMINIUM**

These Rules and Regulations are adopted for the benefit of owners and guests of the Winslow Point Condominium (the "Condominium"). They are also intended to protect and enhance the value of all property at the Condominium. They are not designed to unduly interfere with, restrict, or burden the use of property.

All residents and guests of Winslow Point Condominium are expected to abide by these rules, which are meant to supplement the provisions of the Master Deed and Declaration of Trust of the Condominium. For the purposes of these Rules and Regulations, the term "Unit" shall refer to both a Townhouse Style Unit and a Garden Style Unit unless specified otherwise.

**1. GENERAL;** Nothing shall be done or kept in any Unit, Limited Common Area or Common Area which will increase the rate of insurance of the Condominium. No Unit Owner shall permit anything to be done or kept which will result in the cancellation of insurance on the Condominium, or which would be in violation of any law. No waste shall be placed in the Limited Common Areas or Common Areas. No use shall be made of the Common Elements other than the uses permitted in the Master Deed, the Trust or by the Trustees.

Unit Owners of a Unit, members of their families, their employees, agents, guests and their pets shall not use or permit the use of the premises in any manner which would be illegal (whether at a federal, state or local level) or disturbing or a nuisance to other Unit Owners, or in such a way as to be injurious to the reputation of the Condominium.

The Common Areas shall not be obstructed, littered, defaced or misused in any manner.

Every Unit Owner shall be liable for any and all damage to the Common Elements and the property of the Condominium, which shall be caused by said Unit Owner or such other person for whose conduct the Unit Owner is legally responsible.

**2. ADDITIONS TO EXTERIOR OF THE BUILDINGS;** Changes or fixtures affecting the appearance of the exterior of any building, such as, without limitation, skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, satellite dishes, fans, vents, screens and enclosures, flags, statues, urns, animal facsimiles, fences, landscaping, patios, vegetable or flower gardens or pots, or the like shall be made only with the written consent of the Trustees of the Condominium Trust (the "Trustees").

No part of the common areas and facilities of the Condominium shall be decorated or furnished by a Unit Owner or Tenant in any manner, nor shall the exterior of any surfaces of the windows, walls or doors opening out of a Unit be painted or otherwise decorated in any manner, except with the prior written approval of the Trustees and in accordance with the provisions of the condominium documents.

Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, balcony or windows thereof, any dirt or other substance.

**3. NOISE;** Owners, guests and lessees will be expected to reduce noise levels between 8:00 p.m. and 8:00 a.m. so that neighbors are not disturbed. At no time are musical instruments, radios or televisions to be so loud as to become a nuisance. However, the Declarant and or Declarant's subcontractors shall have the exclusive right to make reasonable levels of noise during the construction of Units as is customary in the ordinary course of constructing Units beginning at 7:00 a.m. (or earlier if permitted) any day of the week including Saturday and Sunday (as permitted).

**4. OUTDOOR EQUIPMENT AND CHILDREN'S PLAYTHINGS;** Lawn furniture, bicycles, children's wheeled vehicles and toys, recreational/athletic equipment of any type, sporting goods and other personal articles and equipment shall not be left or stored outside the Unit, except for appropriate seasonal use furniture, which when used outside, shall be maintained and located on a patio, balcony or deck only and in such fashion as to meet safety and aesthetic standards as established by the Trustees from time to time.



**5. OUTDOOR GRILL;** There shall be no grilling on any Common or Limited Common Areas except in areas which might be specifically designated for grilling. A gas grill is permitted on the decks and patios of Townhouse Units at least 5 ft. from the building, provided that the Unit Owner complies with all Federal, State and Local laws, regulations and ordinances relating to same. In no event shall any grilling be permitted on the balcony of a Garden Style Unit nor shall charcoal grills, fire pits, or smokers be permitted in any Unit or Common Area or Limited Common Area of the Condominium unless in an area specifically designated for such use.

**6. APPEARANCE;** All window treatments shall be white as seen from the exterior of the building (i.e. curtains with a white liner or blinds that are white on the exterior side). No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out of a Unit or on a patio, deck, terrace or balcony or exposed on any part of the Common Elements. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials. No rugs or mops shall be shaken or hung from or on a balcony, deck, windows or doors, nor shall a Unit Owner sweep or throw or permit to be swept or thrown therefrom any dirt or other substance.

**7. STORAGE;** With respect to Townhouse Units: except for storage in the garages of Townhouse Units or in other areas as may be designated by the Trustees, there shall be no storing or parking of baby carriages, playpens, bicycles, wagons, toys, vehicles, trailers, tools, paints, boxes, totes, benches, chairs, or other items in any part of the Common or Limited Common areas. With respect to Garden Style Units: except for storage areas as may be designated by the Trustees, there shall be no storing or parking of baby carriages, playpens, wagons, toys, vehicles, trailers, tools, paints, boxes, totes, benches, chairs, or other items in any part of the Common or Limited Common areas unless stored in an approved container at the head of the Unit Owner's Exclusive Use Parking Space. Said container shall not encroach upon another Unit Owner's Exclusive Use Parking Space. Bicycle(s), registered motorcycles, and wheeled carts (for the purpose of transporting items from the Unit Owner's Exclusive Use Parking Space to the Unit Owner's Unit) are allowed to be stored at the head of the Unit Owner's Exclusive Use Parking Space provided that said items do not encroach upon another Unit Owner's Exclusive Use Parking Space and that said items are in good working order and of proper aesthetic so as not to infringe upon another Unit Owner's enjoyment and use of his/her Exclusive Use Parking Space. Maximum dimensions of storage containers at the head of an Owner's Exclusive Use Parking Space are height – 81.5", depth – 30.6", width – 104". All storage containers shall be approved in advance by the Board of Trustees or shall be in accordance with pre-approved specifications as the Board may adopt from time to time.

**8. FLAMMABLES STORAGE;** No Unit Owner or occupant or any of his agents, lessees, or visitors shall at any time bring into or keep in his or her Unit or the Common Areas any flammable, combustible or explosive fluid, material, chemical, or substance, except such lighting and cleaning fluids as are customary for residential use may be kept in Units, but shall not be in violation of any regulation of the local Fire Department or fire law, ordinance, rule or regulation pertaining to the same, which now exists or is hereafter promulgated by any public authority.

**9. IMPROVEMENTS TO COMMON AREAS AND FACILITIES;** Improvements to and landscaping of the Common Areas and Facilities shall be done only by the Trustees or after written permission of the Trustees has been obtained. For Garden Style Units, planting of fruits or vegetables is absolutely prohibited in or on any Common, or Limited Common Areas. Townhouse Unit Owners may plant fruits or vegetables in pots within reason, which may be located only in Townhome Limited Common areas and only after written approval from the Board of Trustees.

**10. IMPROPER USE OF COMMON AREAS AND FACILITIES;** There shall be no use of the Limited Common Areas or Common Areas and Facilities which injures or scars them or the plantings thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium. There shall be no obstruction of the common areas and facilities without the proper consent of the Trustees except as expressly permitted in the Master Deed, in the Declaration of Trust or in these Rules and Regulations.

No unauthorized person, including Unit Owners, shall be permitted on the roof of any condominium building.

There shall be no organized sports activities, or picnicking or fires, except in those areas, if any, which may be approved for such use in writing by the Trustees. Under no circumstances may a fire of any kind be lighted or

maintained unless in an area specifically designated for such use and under no circumstances may a person do or permit anything within the Condominium which would be in violation of any regulation of the local Fire Department or fire law, ordinance, rule or regulation pertaining to the same, which now exists or is hereafter promulgated by any public authority.

**11. HOUSEHOLD PETS;** Up to two non-roaming cats or dogs per Unit may be kept by any Unit Owner, but no such pets shall be permitted in any part of the Condominium (other than within the Unit of the Unit Owner thereof) unless carried or on a leash. No reptiles, ferrets, guinea pigs, potbelly pigs, rodents, wild animals nor other species of pet may be kept in a Unit. With respect to Garden Style Units, fish aquariums in the Units are subject to the prior written approval of the Trustees (for weight considerations). Upon petition by any Unit Owner, the Trustees shall have the right to approve or disapprove the keeping of any pet other than those species types listed herein. Only Unit Owners may petition the Trustees for variance of this restriction. There shall be no breeding of any animals in any Unit. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon three (3) days written notice from the Trustees. All dogs, cats, and other pets must be leashed and under control when outside a Unit and shall not be permitted to run loose. Unit Owners shall be responsible for picking up and disposing of their pet's waste and for any damage caused by their pets to the Common Areas. No cages or "runs" shall be constructed on the Limited Common Areas or Common Areas.

a. Any Unit Owner or occupant desiring to bring a pet into the community must register the pet with the Managing Agent. Such registration shall include a copy of this regulation signed by the Unit Owner or occupant. A copy of the registration shall be placed in the records of the Condominium as may be held by the Trustees or the Manager.

b. No dog shall be allowed in or on the Common Areas or Limited Common Areas unless it is on a leash held by the Unit Owner, occupant or other responsible individual.

c. No pet shall be tied to any Common Area or Limited Common Area at any time.

d. Defecation or urination by any pet on any Common Area or Limited Common Area shall be immediately properly disposed of by the Unit Owner.

e. No pet shall be allowed to defecate or urinate within 30 feet of any building.

f. The repair of any damage caused by a pet, including but not limited to staining of flooring, grass and shrubs, shall be the responsibility of the Owner of the Unit in which the pet lives. The Trustees are authorized, in their sole discretion, to repair to their satisfaction any such damage not repaired by the responsible Unit Owner, and the Owner of the Unit in which the pet lives shall be assessed the cost of such repair. If a pet urinates on grass or shrubs, Unit Owners are strongly encouraged to dilute the area with water immediately after to limit the burning or staining of the landscaping.

g. Any repeated disturbance caused by a pet shall be cause for the pet's immediate removal from the premises, by vote of the Trustees. Any costs associated with such removal shall be borne by such pet's Unit Owner.

h. All dogs shall be properly licensed and shall have rabies and distemper vaccinations annually, proof of which shall be provided to the Manager.

i. Each Unit Owner shall hold the Trustees and each of the other Unit Owners and their respective agents and employees harmless against loss, liability, damage or expense for any actions of his or her pet(s) within the Condominium.

**12. DRIVEWAYS AND PARKING AREAS;** Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of other Owners and their tenants to the appropriate use of driveways and parking areas. With the exception of changing a flat tire, or cleaning, washing and/or waxing a vehicle, no type of vehicle maintenance is permitted within the confines of the Condominium. Use of the parking spaces and/or

driveways for purposes other than parking (e.g. storage of furniture, automotive repair, maintenance, furniture refinishing, etc.) is prohibited. Parking shall be limited to the designated parking spaces.

**13. VEHICLES;** All Unit Owners are required to register each of their vehicles with the Trustees. Only registered cars, light trucks and motorcycles are permitted to park overnight in common parking or driveway areas. No recreational vehicles (campers, boats, motor units, ATV, etc.) or commercial vehicles will be allowed to park overnight except with the express written authorization of the Trustees. When such permission is granted, the permitted vehicle must be parked in the garage, driveway, or common parking area and shall not be used as living quarters.

All vehicles within the confines of the Condominium must be in operable condition and have current license plates and inspection sticker (if required). No vehicles shall be permitted to leak oil or other fluids which may cause damage to concrete or asphalt surfaces. Any vehicle not in conformance with the above may be moved or removed by the Trustees, without notice and at the expense of the vehicle owner.

Under no circumstances are vehicles permitted on other than designated paved areas of the Condominium without the express written authorization of the Trustees or their Designated Agent. No vehicle shall be parked so as to block access to any roadway, parking space or parking area. No overnight parking on the roadway is allowed. Any person parking a vehicle in a manner inconsistent with the requirements herein shall be subject to their vehicle being towed at the vehicle owner's expense and/or the imposition of a fine by the Condominium on the Unit Owner.

In the event a vehicle is towed, all costs associated with the removal of the Vehicle shall be paid for by the owner of the Vehicle and the Condominium shall not be held responsible for any damage to the vehicle.

**14. SNOW REMOVAL;** During snow removal times, residents shall cooperate with the snow-removal contractor by moving their vehicles when requested to do so. Vehicles may, from time to time, be ordered removed from parking areas and/or driveways to permit snow plowing. Owners of such vehicles shall promptly comply and remove their car from the parking area until the snow plowing is complete. The Trustees are authorized to impose a per occurrence fine for failure to do so. Unit Owners shall not use salt or other ice melting products on any concrete surfaces that could result in damage to the concrete. Unit Owners found to be in violation of this rule shall be responsible for the cost of repair or replacement as determined by the Trustees.

**15. SIGNS;** Unit Owners may not display "For Sale" or "For Rent" or any other signs in windows of or otherwise on the exterior of their Units nor may the Owners of Units place window displays or advertising in windows of such Units or on the Common Areas. This provision is not applicable to the Declarant.

**16. ABUSE OF MECHANICAL SYSTEMS;** The Trustees may charge to a Unit Owner any damage to the HVAC, mechanical, sewer, sewer pump (if applicable), water, irrigation, fire suppression, elevator, electrical or other building service systems of the Condominium caused by such Unit Owner's or Unit Owner's guest's misuse of those systems.

**17. CAMPER, TRAILER, BOAT, ETC., STORAGE;** No trucks or similar heavy-duty vehicles, snowmobiles, boats, utility trailers, boat trailers and camping trailers will be allowed within Common or Limited Common Areas of the Condominium unless appropriate, temporary storage arrangements have been approved in writing by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment. When such permission is granted, the vehicle shall not be used as living quarters. Except such vehicles may be stored in a Townhouse Unit's garage if not visible from the street.

**18. OFFENSIVE ACTIVITIES;** No Unit Owner may use or maintain his or her Unit or the Common Areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

No Unit Owner shall engage in or permit offensive activities or any noises by the Unit Owner, the Unit Owner's family, agents, visitors, lessees, nor do or permit anything to be done by such persons either willfully or negligently that:

- (i) may be or become an annoyance or nuisance to the other Unit Owners or occupants;
- (ii) will interfere with the rights, comforts, or conveniences of other Unit Owners or occupants;
- (iii) may or does cause damage to any other Unit or to the common areas and facilities; or
- (iv) results in the removal of any article or thing of value from any other Unit Owner's Unit or from the Common Areas and Facilities of the Condominium.

Any Unit Owner making or permitting such nuisance, interference, damage, or removal shall be responsible for the elimination of such damage or replacement of the item removed. The Trustees may assess to such Unit Owner these costs.

**19. NO HARRASSMENT;** The Winslow Point Condominium strictly prohibits and does not tolerate unlawful harassment because of an individual's race, color, religion, national origin, ancestry, sex (including pregnancy), gender (including gender identity, gender expression, and status as a transgender or transsexual individual), sexual orientation, physical or mental disability, citizenship, genetic information, marital status, familial status, veteran or active military status, or source of income or any other characteristic protected under applicable federal law, Massachusetts state law, or local ordinance.

No unit owner, tenant, guest or individual shall engage in conduct deemed to constitute harassment of any other owner, tenant, guest, or member of management of the Condominium.

Harassment includes unwanted and unwelcome statements, conduct or inappropriate behavior based upon an individual's membership in a protected class. Statements include epithets, slurs, derogatory remarks and offensive comments or jokes. Impermissible conduct includes conduct that is abusive, lewd or threatening conduct as well as inappropriate physical contact. Inappropriate behavior includes distribution of displaying materials in the common areas that ridicules, denigrates, insults or belittles an individual or group because of their membership in a protected class. These definitions are intended to provide guidelines and are not exclusive when determining whether a violation of this rule has occurred. No form of harassment, whether listed herein or otherwise, will be tolerated.

The Trustees also strictly prohibit and do not tolerate unlawful personal harassment, including threats of physical contact, use of physical intimidation tactics or unwanted physical contact, regardless of an individual's membership in a protected class. Personal harassment includes behavior that creates a threatening and/or intimidating housing environment for the other residents, guests, or management, through unwanted physical contact, physical attacks (battery), threats of physical attack or violence (assault), physical intimidation or stalking. Prohibited personal harassment also includes defacing, damaging or destroying common property to threaten or intimidate other residents, guests, or management.

**20. MOVING;** Moving Companies or other furniture movers, including Unit Owner and/or Unit occupants shall neither move into Units or out of Units before 8:00 a.m. or after 7:00 p.m. With respect to Garden Style Units, Unit Owners must schedule move-in/out date with the Managing Agent along with providing a copy of moving company's liability insurance, 48 hours prior to move date. All moves and deliveries are to be made through the front entrance (via the elevator). Elevator pads are required. Access for other residents /guests to the building shall not be inhibited. Rules regarding the proper operation of the elevator must be adhered to. Any damages caused to any common area or property of others or expenses incurred due to the improper use of the elevator, will be the responsibility of the Unit Owner.

**21. LITTERING;** There will be no littering. Paper, cans, bottles, cigarette butts, and other trash is to be deposited only in trash containers and under no circumstances are such items to be dropped or left on the Limited Common Areas or Common Areas.

**22. TRASH DISPOSAL;** With respect to Townhouse Style Units, all garbage, trash, cans and bottles must be bagged or wrapped. No trash shall be placed in Common or Limited Common Areas except to the extent a refuse and recyclables holding area is established and identified. With respect to Garden Style Units, all trash, garbage, cans and bottles shall be disposed of in the dumpsters and/or recycling bins located in designated areas. Cardboard boxes must be broken down before being placed in recycling receptacles. Unit Owners shall not place trash or recyclables on the ground adjacent to receptacles. Unit Owners found to be in violation of this rule will be fined and charged with the cost to remove and dispose such items. Notwithstanding the foregoing, Townhouse Style Units shall not use the common recycling receptacles made available for the exclusive use of the Garden Style Units.

It shall be the Unit Owner's or occupant's responsibility to dispose of any trash articles too large to be disposed of by normal residential trash pickup.

**23. SMOKING;** With respect to Garden Style Units, smoking or vaping shall not be permitted in any of the Common Areas within the buildings, including but not limited to hallways, garage, stairways, lobby or vestibule. In addition, smoking or vaping shall not be permitted in Common Areas within 30 feet of an entrance to the Garden Style Building.

**24. STRUCTURAL INTEGRITY OF THE BUILDINGS;** Nothing shall be done in any Limited Common Areas, Common Areas or Facilities which will impair the structural integrity or fire rating of any building or building component, nor shall anything be done in or on said areas which would structurally change any building, without the prior written permission on each occasion by the Trustees.

**25. CONTRACTORS/UNIT RENOVATIONS:** Written notice of any approved unit renovations must be provided to the Managing Agent at least 48 hours prior to the start of any such renovations. All unit renovations shall be submitted to the Trustees for review and approval prior to the commencement of any work. All work and/or deliveries are to be scheduled between the hours of 8:00 am and 6:00 pm. The Unit Owner must provide the Managing Agent copy of the contractor's insurance certificate(s) as the Trustees require at the time. With respect to the Garden Style Units, any and all contractors must access the entrance to the Unit through the front entrance (via elevator) only. Elevator pads are required. Access for other residents /guests to building or parking shall not be inhibited. Rules regarding the proper operation of the elevator must be adhered to. Any damage caused to any common area or property of others or expenses incurred due to the improper use of the elevator, will be the responsibility of the Unit Owner.

**26. DAMAGE;** Any damage to any Building, Common Area or Limited Common Area caused by a Unit Owner or occupant, including, but not limited to, his family, guests, agents, servants, employees, any contractors, movers, licensees or tenants shall be the responsibility of the Unit Owner.

**27. SAFETY;** Each Unit Owner assumes responsibility for his or her own safety and that of the Unit Owner's family, guests and lessees.

**28. PLUMBING, HEATING, AND CLOTHES DRYERS;** Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness. Plumbing fixtures and apparatus shall not be used for any purpose other than for which they were constructed. Any damage to the Common Areas as a result of failure to follow these guidelines shall be paid for by the Unit Owner responsible for such damage

With respect to the Garden Style Units, dryer vents in the Units shall be cleaned at least once every 2 years at the Unit Owner's expense (except in cases where the Trustees provide for dryer vent cleaning as a common expense of the Garden Style Units). It is also mandatory that all hot water heating equipment in Garden Style Units be inspected and serviced annually by November 1<sup>st</sup> each year by a trained and qualified professional in accordance with manufacturer's specifications. The trained and qualified professional performing such maintenance must verify proper operation after servicing. Each Unit Owner, upon request, shall submit proof of annual maintenance to the Trustees (or the property manager on their behalf), or be subject to fines. Water leaks, failure to heat and/or circulate water, mold and excessive noise can affect any unit and the rest of the building. Any damage to the Common Areas, Limited Common Areas or other Units as a result of failure to follow these guidelines shall be paid for by the Unit Owner responsible for such damage.

**29. KEY, LOCKS AND ENTRY;** With respect to the Garden Style Units, the Trustees or the Managing Agent may retain a pass-key to each Unit. The Unit Owner shall not alter any lock on any door leading to his or her Unit without the written consent of the Trustees or the Managing Agent. If such consent is given, the Trustees or the Managing Agent shall be provided with a key upon request. In the event the Trustees must make a forced entry because of failure by the Unit Owner to provide the key, the Unit Owner shall be responsible for any damages caused by the entry. The Trustees, agents of the Trustees, or the Managing Agent, and any contractor or workman authorized by the Trustees or the Managing Agent, may enter any Unit at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insect or other pest, provided that such right will be exercised in such a manner as will not unreasonably interfere with the residential use of the Units. The cost of such extermination, if any, within the area of the Unit, will be the responsibility of the Unit Owner.

**30. GUEST;** Unit Owners will be held responsible for the actions of their guests. If any guest creates a nuisance to other Unit Owners, the Trustees shall have the right to request that the guest leave. Responsibility for such supervision shall rest with any Unit Owner who is the host of such guest.

**31. INSURANCE;** Each Unit Owner must insure his or her Unit for the type(s) and amount as may be required in section 5.6.1 of the Declaration of Trust. Each Unit Owner must provide proof of such insurance at least annually to the Trustees (or the property manager on their behalf) or anytime upon request by the Trustees. Each Unit Owner is required to insure his or her own personal property (furnishings, clothing, jewelry, electronics, etc.). In addition, each Unit Owner is solely responsible to obtain insurance coverage in appropriate kinds and amounts to provide coverage for the Master Policy's deductible, as well as insuring for liability and all such other coverages which said Unit Owner desires. Currently, as promulgated herein, **each Unit Owner must maintain an HO6 policy providing for \$25,000 of coverage required for the master policy deductible resulting from a claim against the Condominium master policy. In the event there is a loss or damage in a Unit Owners Unit and Unit Owner has failed to carry insurance as required herein and per the Trust, the Unit Owner will be personally liable up to the entire amount of the master policy deductible and such amount may become a lien against Unit Owners Unit until repaid.** The Trustees may choose to increase the amount of the association's master policy deductible at any time and from time to time. In that event, the Trustees will notify Unit Owners of such increase and Unit Owners will be required to increase the amount of such coverage under the Unit Owner's HO6 policy and provide proof of such increased coverage as required by the Trustees. Failure to provide such proof of insurance coverage per this Rule #31 may result in fines to the Unit Owner.

**32. COMPLAINTS;** Complaints of violations of these Rules and Regulations should be made to the Trustees in writing. If the Trustees feel that the complaint is justified, they will take whatever action they deem necessary. The complainant will be notified in writing by the Trustees as to what action has been taken. Each Unit Owner has the right to protect his or her interest in the event the Trustees choose not to take action on a complaint. The Trustees are not required to take any action upon receipt of a complaint.

**33. AMENITIES;** Only Residents of the Condominium and their guests may use the condominium amenities, if any. Amenities shall be regulated by the Master Deed and Trustees. The Trustees shall have the right to promulgate additional Rules and Regulations specifically related to the use of these amenities.

**34. VENDING, PEDDLING OR SOLICITATION;** No person, including any Unit Owner, shall enter, or go through the Condominium for the purpose of canvassing the residents, or for the purpose of vending, peddling or soliciting orders for any merchandise, book, periodical, or circular of any kind or nature whatsoever; or for the purpose of soliciting donations or contributions or for distributing any handbill, pamphlet, circular, tract, book notice or advertising matter; provided, however, that such canvassing, vending, peddling, soliciting or distribution may be made with the written consent of the Trustees. Notwithstanding the foregoing, nothing herein shall be construed as to limit Declarant, or its successors and/or assigns from engaging in such activities in connection with its sales, marketing and/or leasing activities.

**35. AMENDMENT;** These Rules and Regulations may be revised in any way at any time by the Trustees as conditions warrant, provided that a written communication is sent to each Unit Owner advising her or him of the change. Amendments to the provisions regarding Household Pets may be applied prospectively only.

**36. DELEGATION OF POWERS;** The Trustees shall have the authority and duty to enforce these Rules and Regulations, but, in their discretion, may delegate such enforcement authority and duties under these Rules and Regulations to whomever they deem desirable.

**37. ENFORCEMENT OF THESE RULES AND REGULATIONS, MASTER DEED OR DECLARATION OF TRUST; COMPLAINTS AND FINES;** The Trustees are authorized, in their sole discretion, to impose monetary fines or penalties for violation of these Rules and Regulations. Further, the Trustees have the right to relax or withhold enforcement of any rule or regulation for any or all residents, or which, under the circumstances, would be unfair or impractical to enforce.

Upon receipt, by the Trustees or by the Managing Agent, of a written complaint from a Unit Owner alleging violation of any of the Rules and Regulations or other provisions of the Master Deed and Condominium Trust for the Condominium, a minimum of two (2) members of the Trustees, without a formal meeting of the Trustees, shall make a determination as to the validity of the complaint. If in their determination the complaint is valid and justified the Managing Agent shall be directed to send written notice to the violator. If the violation is not corrected or eliminated within a period of three (3) days from the date of receipt of such notice, another notice will be sent levying a fine of up to \$50.00 upon the violator; such fine is to be considered as an additional Common Charge to the account of the violator and shall be treated as such regarding late penalties and a lien upon the property as elsewhere provided for in the Declaration of Trust. If after imposition of a fine the violation is not corrected or eliminated, the Trustees may assess additional fines of up to \$250.00 per day after serving written notice upon the violator as provided for above. If the violation results in loss of or damage to property classified as Common Area, the Trustees shall itself or direct the Managing Agent, if employed, to have said loss or damage repaired or replaced and the actual cost of said repair or replacement shall be assessed to the violator as an additional Common Charge.

Any costs incurred by the Trustees to remedy or cure any violation of these Rules and Regulations or other provisions of the Master Deed and Condominium Trust for the Condominium, shall be an additional common expense charged to the violator in addition to the total amount of fine(s) levied upon the violator per above. Fines may be levied against a Unit Owner's tenant, and the Unit Owner shall be jointly and severally liable with his or her tenant for the payment of same.

In the event the Condominium institutes legal action for the collection of any fines or the enforcement of any Common Charge Lien, then the Defendant, Unit Owner and/or tenant shall be responsible for payment of reasonable attorneys' fees of the Condominium, plus interest and costs of suit.

**38. RIGHT TO A HEARING;** Any resident, owner, guest or occupant aggrieved by any fine or penalty imposed by the Trustees will be granted a hearing, provided that said party aggrieved requests a hearing in writing within five (5) days of receipt of notice of imposition of the fine or penalty. Said hearing shall be held within twenty-one days of receipt of the written request for hearing, and shall be conducted in a closed session. The party aggrieved, the Unit Owner and/or his/her representative, if different than the aggrieved party, and the complainant are required to attend the hearing.

The foregoing rules and regulations were adopted by the Trustee of the Winslow Point Condominium on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Winslow Point Condominium Trust  
By: Winslow Point Trustee LLC  
Its: Trustee

By: Matthew R. Coppa  
Its: Authorized Real Estate Signatory