

Exhibit A

FIRST 14 GROVE STREET CONDOMINIUM

RULES AND REGULATIONS

1. No unit owner shall cause the obstruction of common areas and facilities except as the Trustees may in specific instances permit.
2. No baby carriages, bicycles, playpens, wagons, toys, benches, chairs or other articles of personal property shall be left unattended in the common areas of the building, parking areas, sidewalks, lawns or elsewhere in the common areas except in those areas specifically designated by the Trustees.
3. No dog or other animals, birds or pets shall be kept in or upon any Unit except with permission of the Trustees which permission shall not be unreasonable withheld, and any such permission granted will be limited to one (1) such pet. No dogs or other animals, birds or pets shall be kept in or upon Common Areas. All animals shall be under the direct control of their owner while in a Common Area.
4. No Unit Owner shall abuse or misuse any mechanical, plumbing, electrical or other building service system of the Condominium. In the event of such abuse or misuse, the Trustees may charge the responsible unit owner for any damage so caused.
5. The parking spaces are intended to be used solely for the parking of automobiles. Without express written consent of the Trustees, no buses, trucks, vans, recreational vehicles,

- commercial vehicles or boats may be parked in any parking space.
6. No automobile may be stored in any parking space without the express written consent of the Trustees. In the event such permission is granted, such vehicles shall be maintained in good order and kept clean at all times. Any such permission shall be limited to registered motor vehicles.
 7. All vehicles parked on the Condominium premises shall be at the sole risk of the person so parking, and the Trustees shall not be liable for loss, destruction, theft or damage to such vehicles.
 8. All unit owners, residents and guests shall observe and abide by all the parking and traffic regulations as posted by the Trustees or by municipal authorities. Vehicles parked in violation of such posted regulations may be towed at the violator's sole risk and expense.
 9. No resident shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, licensees or pets, nor do or permit any thing by such persons that will interfere with the rights, comfort, or convenience of other residents, or will in any way be offensive to such residents. The volume of television sets, radios, stereos, musical instruments and the like shall be turned down between 11:00 p.m. and 8:00 a.m. and shall at all times be kept at a sound level which will not annoy the residents of neighboring units.
 10. No obnoxious or offensive activity shall be carried on in the

Unit, or in the Common Areas and facilities, nor shall any thing be done therein, either willfully or negligently which may become an annoyance or nuisance to the other Unit Owners of occupants.

11. No Unit Owner shall do or permit or suffer any thing to be done in a Unit or building which will interfere with the rights, privileges and conveniences of any other occupant, which will conflict with the provisions of any insurance policy covering the building or any part thereof or which will violate any law, ordinance or rule or regulation of any governmental authority.
12. No Unit Owner shall mark, paint, drill or in any way deface any part of the building or otherwise cause any change to be made to the exterior of the Unit or building.
13. The sidewalks and roadways and general area constituting the Common Areas shall not be obstructed, encumbered or used by any Unit Owner or his agents, servants or employees for any other purpose then that of ingress or egress to and from a Unit. Canvassing, soliciting and peddling in the building is prohibited, and each Unit Owner shall cooperate to prevent it.
14. All complaints relating to the Unit or a building or the services thereof or the conduct of other Unit Owners or occupants shall be first promptly reported to a representative of the First 14 Grove Street Condominium Trust.
15. No signs, signals or illuminations shall be inscribed or imposed on or exposed at or from any window, wall or other

part of the building except that the names of the occupants of the Units may be placed on a building directory by and at the expense of the First 14 Grove Street Condominium Trust, and that lighting appropriate to a religious season is permitted.

16. All waste, rubbish and refuse shall be kept in proper receptacles in each Unit ready for collection by a collection service, and nothing shall be thrown or swept into or upon the passage ways, stairways or other parts of the buildings, or into toilets or sinks or out of windows or doors. No Unit Owner shall cause or permit any offense or objectionable odors to be produced on or to emanate from a Unit.
17. In addition to the provisions regarding purposes and restrictions on use set forth in the First 14 Grove Street Condominium Master Deed, no use shall be made of any Unit or Common Area which is inconsistent with the provisions of the Zoning By-Laws of the Town of Oxford, as amended.
18. The First 14 Grove Street Condominium Trust shall not be responsible to any Unit Owner for the violation by, or non observance of, by any Unit Owner of these or future rules and regulations, provided that the Trust uses reasonable efforts to enforce the same.
19. The First 14 Grove Street Condominium Trust reserves the right to make other and further reasonable rules and regulations, as in its judgement may from time to time be necessary or desirable for the safety, care and

cleanliness of any building and the preservation of good order therein, and the efficient, economical operation thereof, provided that such rules and regulations shall be uniform and common to all Units and Common Areas.

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ATTEST: WORC., Anthony J. Vigliotti, Register