

(42:6228)

SCHEDULE A

RULES AND REGULATIONS

1. No use shall be made of the Common Elements except as permitted by the Board of Trustees.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Trustees, including use by residents of visitors parking spaces for resident's cars.
3. Nothing shall be done or kept in the Common Elements which will increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use, without the prior written consent of the Board of Trustees. No Unit Owner shall permit anything to be done, or kept in the Common Elements which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.
4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, or exposed on or at any window, without the prior consent of the Board of Trustees.
5. Unit Owners will not be allowed to put their names on any Building or Common Element or to erect any road signs or street numbers. All signs including signs for names and street numbers, shall all be identical in style and appearance, shall all be approved by the Trustees, and shall be placed where the Trustees, in their absolute discretion, determine best. No Unit Owner shall take down or change any sign.
6. No offensive activity shall be carried on in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

7. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the Buildings or which would structurally change the Buildings without the prior written consent of the Board of Trustees.
8. No clothes, clotheslines, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and other unsightly materials.
9. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles, boats, motorcycles, snowmobiles, all-terrain vehicles, recreational vehicles, campers or camping trailers, or assorted trailers, playing, lounging or parking or storage of baby carriages or playpens, bicycles, wagons, toys, benches or chairs, on any part of the Common Elements. Overnight parking on an occasional instance is permitted.
10. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Declarant or its agents, to place "For Sale", "For Rent", "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the Buildings.
11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.
12. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Trustees. Decks may be kept in neat and orderly fashion, with equipment and decorations left out, on a seasonal basis. Other than seasonal equipment and decoration, all other objects must be put in storage.
13. The agents of the Board of Trustees or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the Buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.
14. Nothing shall be hung from the exterior of any window or placed

upon the exterior window sills. The foregoing shall not, however, interfere with the right of Unit Owners to select draperies and curtains for the interior of their Unit. Rugs or mats shall not be shaken or hung from or on any of the windows or doors. Garbage cans shall not be placed outside of any Unit. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.

15. No washing or repairing of automobiles shall take place within the Condominium, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks, motorcycles and commercial vehicles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium. No Unit Owner shall park more than two (2) motor vehicles within the Condominium, without the prior written consent of the Board of Trustees.
16. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family, or by his agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, trunk, or other items of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
17. The Board of Trustees, or its designated agent, may retain a pass key to each Unit.
18. The use of the Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees, the Seller, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefore.
19. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
20. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.

21. The Town of Hopkinton prohibits specific activities under the Zoning By-Laws of the Town of Hopkinton. Residents are subject to these restrictions.
22. These Rules and Regulations may be amended from time to time as provided in the Trust.