

LIBERTY ESTATES CONDOMINIUM TRUST
UXBRIDGE, MASSACHUSETTS

RULES AND REGULATIONS

(VOTED & ADOPTED 4/10/07)

A. GENERAL RULES AND REGULATIONS

Liberty Estates Condominium (The “Condominium”) in Uxbridge, Massachusetts, has been created to provide enjoyable and peaceable residential living. To accomplish this, the Trustees of Liberty Estates Condominium Trust (“The Trustees”) responsible for the administration, operation, and maintenance of The Condominium pursuant to the By-Laws of The Condominium Trust, have adopted the Rules and Regulations set forth below.

In order for the unit owners to better understand the Rules and Regulations, the defined terms used in the Master Deed of The Condominium and Declaration of Trust are used, herein with the same meanings as used in said documents, except that, whenever these Rules and Regulations impose a duty or obligation upon a unit owner or a rule which a unit owner is to observe, obey, and comply with, the term “unit owner” as defined in the Master Deed, in addition when the concept permits, shall include all family members, guests and invites thereof, and any occupants of units in The Condominium.

1. Use Affecting Insurance

No unit owner shall uses his unit in such a fashion as to result in the cancellation of insurance maintained by The Trustees on The Condominium or in any increase in the cost of such insurance, except that uses resulting in increase in premiums may be made by specific arrangement with The Trustees, providing for the payment of such increased insurance costs by the unit owner concerned.

2. Equipment Compliance

All radio, television, or other electrical equipment of any kind or nature installed by unit owners or used in each unit shall fully comply with all the rules, regulations, requirements, or recommendations of the Board of Fire Underwriters, or similar board, and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or any injury caused by any radio, television or other electrical equipment in such unit. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the buildings except with the prior written consent of The Trustees.

3. Abuse of Mechanical, Electrical, Plumbing Systems, etc.

The Trustees may charge to a unit owner any damage to the mechanical, electrical, or other building service system of The Condominium caused by such unit owner by misuse of those systems. Any damage resulting from the misuse of any water closet or other water apparatus shall be paid for by the unit owner in whose unit the misuse took place. No unit owner shall interfere with any portion either of the common heating or lighting apparatus in or about The Condominium property.

4. No Offensive Activity

No noxious or offensive activity shall be carried on in any unit or in the Common Areas and facilities, 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, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners.

5. Noise

The volume of television sets, radios, phonographs, musical instruments, and the like shall be turned down between 11 p.m. and 8 a.m. the next morning, and shall, at all times, be kept at a sound level which will not disturb or annoy the occupants of the neighboring units.

6. No Obstruction of Common Areas

Unit owners shall not cause, nor shall they suffer obstruction of, Common Areas and Facilities except as The Trustees may in specific instances expressly permit. The walkways and entrances to the buildings shall not be used for any purpose other than ingress to and egress from the units.

7. Storage

There shall be no parking or storing of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, chairs, or other personal items on any part of the Common Areas. This does not prevent the momentary nonattendance of such items while in use. All of the furnishings, items of personal property, effects, and other items of unit owner and persons claiming by, through, or under said owner may be kept and stored at the risk and hazard of said owner, and if the whole or any part thereof shall be destroyed or damaged by fire, water, or otherwise, or by the leaking or bursting of

water pipes, steam pipes, or other pipes, by theft or from other cause. No part of said loss or damage in excess of the amounts, if any, covered by its insurance policies, is to be charged to or borne by The Condominium Trust, except that The Condominium Trust shall in no event be exonerated or held harmless from liability caused by its negligence. Express written consent of The Trustees is required for the storage of any automobile in any parking area. Such permission shall be limited to registered motor vehicles, which vehicles must be kept clean and in good order at all times. Storage of vehicles in excess of 2-1/2 tons gross vehicle weight is prohibited.

8. Motor Vehicles, Operation and Parking

Designated parking areas for unit owners/residents are the unit owners/residents respective garage and driveway. Designated parking areas for visitors/guests are those areas designated "visitor/guest parking". No trucks, pick-up trucks, boats, recreational vehicles, trailers, snowmobiles, campers, motorcycles, mini-bikes, ATV's, etc. are to be operated, parked or utilized on The Condominium property except to enter or leave designated parking areas. No automobile shall be parked in such a manner as to:

- a) impede or prevent the flow of traffic within the complex;
- b) impede or prevent ready access to a unit owner's parking area;
- c) interfere with the activities associated with snow removal;
- d) prevent or hinder the ready access of emergency vehicles and fire apparatus.

Any vehicle in violation of items a through d may be subject to towing at the owners expense.

Unit owners shall obey all posted parking and traffic regulations and comply with traffic regulations and laws while on The Condominium property. No unit owner shall permit the blowing of any horn from any vehicle in which his guests or family be an occupant approaching or in parking areas serving the buildings

Parking/Traffic Fines:	First Offense	\$ 25.00
	Second Offense	\$ 50.00
	Third Offense	\$ 75.00
	Fourth Offense	\$100.00
	All Offenses Following	\$100.00

9. Decorations of Common Areas

No entrance or any other portions of the Common Areas shall be painted or decorated nor shall any alterations or improvements be made thereto by any unit owner in any manner without prior consent of The Trustees.

10. Use of Shades, Awnings, Window Guards, Ventilators, Air Conditioners

No exterior shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about the buildings, Common Areas, balconies or decks except such as shall have been approved by The Trustees. Unit owners shall close all windows when necessary to avoid possible storm damage.

11. Use of Balconies, Decks and Windows

No unit owner shall hang laundry, clothes, sheets, rugs, drapes, or the like out of a unit or in the Common Areas. Nothing shall be shaken from the balconies, decks or windows or placed on the exterior windowsills of the buildings.

12. Signs

Unit owners may not display "For Sale" or "For Rent" signs in windows of their unit, nor may the owners of units place window displays or other signs, notices or advertising in windows of such units. No signs of any kind are allowed in Common Areas.

13. Nameplates

Unit owners may place their names only in such places outside the unit as may be provided for by The Trustees.

14. Pets

Common household pets, such as dogs and cats, may be kept in the units only with prior written permission of The Trustees. A PET REQUEST FORM must be obtained from the Management Company. The form must be completed and returned to the Management Company for Trustee approval. The owner of a pet assumes full liability for all damage to all persons or property, and to the Condominium Trust, caused by such pet. In no event shall dogs and cats be permitted in any part of The Condominium unless under leash. All dogs must be licensed by the proper authorities, and the owner is responsible for getting pet dogs properly and fully inoculated. The unit owner shall indemnify the Condominium Trust and hold it harmless against any or liabilities of any kind or character whatsoever arising from or growing out of having any pet animal in a unit or other portions of The Condominium. Upon written complaint of any unit owner to The Trustees that a pet kept in any unit or within The Condominium is a nuisance, The Trustees may prohibit the presence of said pet within The Condominium. No such action of The Trustees shall be taken without a meeting, with at least three days' written notice thereof to the unit owner responsible for said pet, and the opportunity at The Trustees meeting for the unit owner responsible for the pet to be heard.

15. Repair and Condition

Each unit owner shall keep his unit and the deck appurtenant thereto in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown there from, or from the doors or windows thereof, any dirt or other substance. No rubbish or refuse shall be permitted on the deck at any time.

16. Damage to Common Areas

All damage to Common Areas caused by moving or carrying of any article therein shall be paid by the unit owner responsible for the presence of such article. Nothing shall be altered or constructed in or removed from the Common Areas and facilities except upon the prior written consent of the Board of Trustees.

17. Trees and Shrubs

No felling of trees or other growth is permitted in the Common Areas except as done by The Condominium Trust for maintenance purposes.

18. Garbage and Refuse Disposal

All garbage and refuse from the units shall be deposited with care in receptacles intended for such purpose only at such times and in such manner as The Trustees may direct. Whenever possible, wet garbage shall be deposited in the unit owners' disposal rather than in garbage containers. It is the responsibility of the unit owner to ensure that rubbish is secured against the effects of the wind so as not to be blown about the Common Areas.

19. Flammable or Hazardous Material

No unit owner shall use or permit to be brought into the buildings any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed extra hazardous to life, limb or property, without in each case obtaining the prior written consent of The Trustees.

20. Weapons

Guns and weapons of any kind shall not be used on The Condominium property.

21. The use of the units, the Common Areas and facilities, the appurtenances to the unit by unit owners, as well as the safety and maintenance of all personal property of the unit owners and residents kept in such areas and in the units themselves, shall be the responsibility and at the sole risk of the respective unit owners and residents, and neither The Trustees, the seller, nor their representative, agents, servants, employees, successors or assigns, shall bear any responsibility thereof.
22. Nothing shall be done in any unit or in, on or to the Common Areas and facilities which impair the structural integrity of the buildings or which would structurally change the buildings. The Management Company must be notified prior to any changes or modifications, including, but not limited to the installation of front storm doors, for review and approval by the Trustees.
23. Zoning By-Laws

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 Uxbridge.

The Condominium property is for residential purposes only. No unit may be used, in whole or in part, for business purposes.

24. Complaints, Enforcement Efforts

Complaints regarding the service of the buildings and Condominium land area or regarding actions of others or The Condominium Trust shall be made in writing to The Trustees. The Liberty Estates Condominium Trust shall not be responsible to any Unit owner for the violation by or non-observance of, by any other, unit owner of these or future Rules and Regulations, provided that The Trust uses reasonable efforts to enforce same.

25. Each unit owner or resident assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
26. Condominium fees and related charges are due and payable the first of each month. All units with balances outstanding as of the fifteenth of each month will be charged a late fee. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the unit.
27. All unit owners are required to provide The Condominium with the name, address and contact person of each mortgage holder for their unit. Failure to do so in a timely manner will result in The Trust securing the information from a "title search". The cost of completing said title search will be assessed against the unit.
28. These Rules and Regulations may be amended from time to time as provided for in in The Trust. The Board of Trustees shall have authority to enforce these regulations through the use of fines, legal action, etc.

29. Additional Rules and Regulations

The Trustees reserve the right to make other reasonable Rules and Regulations which they determine to be necessary or desirable for the safe, efficient and economical operation of The Condominium provided that such Rules and Regulations shall be applicable to all units and Common Areas.

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.

30. The Rules and Regulations will be enforced with the following fine schedule:

First offense	\$ 25.00
Second offense	\$ 50.00
Third offense	\$ 75.00
Fourth offense	\$ 100.00
Subsequent offenses	\$ 100.00