

EXHIBIT A  
PATRIOT VILLAGE CONDOMINIUMS  
RULES AND REGULATIONS

PATRIOT VILLAGE CONDOMINIUMS, (the "Condominium") in Weymouth, Massachusetts, has been created with the objective of providing congenial, enjoyable, and dignified residential living. In order to accomplish this objective, the Trustees of the Patriot Village Condominium Trust (the "Condominium Trustees" or "Trustees"), responsible for the administration, operation, and maintenance of the Condominium, 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 the Condominium Trust as 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, and in addition, when the concept permits, shall include all family members, guests and invitees thereof, and employees, and any occupants of the Units in the Condominium.

The Rules and Regulations may not please everyone as it is impossible to satisfy each and every individual. The Trustees, however, feel that the Rules and Regulations will not only satisfy the great majority of the occupants of the Condominium, but will enhance the experience of all persons living in the Condominium.

(1) NO OBSTRUCTION OF COMMON AREAS. Unit Owners shall not cause, nor shall they suffer obstruction of Common Areas and Facilities except for storage in any assigned storage bins or except as the Trustees may in specific instances expressly permit.

(2) EFFECT OF INSURANCE. No Unit Owner shall use his Unit in such fashion as to result in the cancellation of insurance maintained by the Trustees of the Condominium or in any increase in cost of such insurance, except that used 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.

(3) NAMEPLATES. Unit Owners may place their names only in such places outside the Unit as may be provided for by the Trustees.

(4) RADIOS, PHONOGRAPHS, MUSICAL INSTRUMENTS. The volumes of television sets, radios, phonographs, musical instruments, and the like shall be turned down between 11:00 PM. and 8:00 AM. the next morning, and shall, at all times, be kept at a sound level which will not disturb or annoy the occupants of neighboring Units.

(5) LAUNDRY. No Unit Owner shall install a washing machine or dryer, hang laundry, clothes, sheets, rugs, drapes, or the like out of a unit.

(6) 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 advertising in windows of such Units.

(7) ABUSE OF MECHANICAL SYSTEM. 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.

(8) 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.

(9) PETS. No animals or reptiles of any kind shall be raised, bred or kept in any Unit or the the Common Areas, without the written consent of the Trustees. Any previously grandfathered pet may be kept in the unit subject to the rules and regulations adopted by the Trustees provided they are not kept or maintained for any commercial purpose and provided further, that any such pet causing or creating a nuisance or disturbance or noise in the opinion the the Trustees, shall be permanently removed from the property upon seven (7) days written notice from the Trustees. In no event shall any dog or cat be permitted in any portion of the Common Areas, unless carried or on a leash, nor relieve themselves in any common area. Each owner shall hold the Trust harmless against loss or liability for any actions of his or her pet within the common area.

(10) STORAGE. There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the Common Area. All of the furnishings, items of personal property, effects and other items of Unit Owner and person claiming by, through, or under said Owner may be kept and stored at the sole 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 to be 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.

(11) REPAIR AND CONDITION. Each Unit Owner shall keep his Unit in good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors or windows thereof, any dirt or other substance.

(12) EQUIPMENT COMPLIANCE. All radio, televisions, or other electrical equipment of any kind or nature installed by Unit Owners or used in each Unit shall fully comply with all 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 injury caused by any radio, television, or other electrical equipment in such Unit.

(13) FLAMMABLE MATERIALS, ETC. No Unit Owner or any of his agents, servants, employees, licensee or visitors shall, at any time, bring into or keep in his unit or any portion of the Common Area of the buildings any gasoline, kerosene, or other flammable, combustible, or explosive fluid, material, chemical lighting, cleaning, and other fluids, or substances, except such materials, chemicals, and substances as are customarily incidental in residential use.

(14) PARKING. The parking areas shall not be used for any purpose other than to park duly registered operable passenger automobiles, excluding specifically commercial vehicles, recreational vehicles, trailers, or boats. Parking of commercial vehicles, recreational vehicles, trailers and boats is expressly prohibited hereby, however, seasonal or special exceptions may be considered by specific application to the Trustees. No automobile shall be parked in such manner as to impede or prevent ready access to another Owner's parking space. No maintenance or repairs of automobiles shall take place on any of the Condominium property unless authorized by the Trustees. No owner or tenant shall use any of the visitor spaces.

(15) No person or persons shall not play in the common halls, stairways, or other interior common areas.

(16) The Unit Owner or guests of the Unit Owner or any tenant or invitee of the Unit Owner or occupants of the Units shall not mark, damage, destroy, deface, or engrave any part of the project. If any of the said acts as aforesaid are perpetrated by any of the above parties, the Unit Owner shall pay for the cost of the restoring of the area affected.

(17) The Unit Owners shall be liable for all damages to the building, parking area, or fences, caused through taking in, moving or removing furniture or other articles to or from the building by owner, tenant, or invitee.

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PATRIOT VILLAGE CONDOMINIUM TRUST

RULES AND REGULATIONS

WE, the undersigned, being the duly-elected Trustees of the Patriot Village Condominium Trust, a Massachusetts condominium trust created by Master Deed and Declaration of Trust (the "Trust") dated March 30, 1982 and recorded with the Norfolk County Registry of Deeds in Book 5987, Page 37 and 55, respectively.

The Trustees, pursuant to the authority granted in Section 5.6 of Article V of the Trust, do hereby adopt the Rules and Regulations contained within Exhibit "A" attached hereto and incorporated herein.

SAID RULES AND REGULATIONS ARE ANNEXED TO THE BY-LAWS OF THE PATRIOT VILLAGE CONDOMINIUM TRUST.

In all other respects, the Master Deed and Declaration of Trust, as amended, are hereby ratified and affirmed.

EXECUTED as a sealed instrument this 30<sup>th</sup> day of September, 1993.

Trustees of the Patriot Village Condominium Trust,

TRUSTEES AS AFORESAID AND NOT INDIVIDUALLY

*[Handwritten signatures of trustees]*

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

September 30, 1993

Then personally appeared Kenneth J. Scary and James P. Farrell, who acknowledged the foregoing to be their free act and deed as Trustees of the Patriot Village Condominium Trust, before me,

NOTARY PUBLIC

*[Signature]*  
DARBY T. HALDOR, Notary Public

Notary Public, *[Signature]*  
My commission expires May 23, 1994

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