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**FIRST AMENDMENT TO EXHIBIT A AND EXHIBIT B OF THE  
SOMERSET GARDENS CONDOMINIUM TRUST**

Pursuant to the Somerset Gardens Condominium Declaration of Trust, Exhibit A – Bylaws, Somerset Gardens Condominium Trust, Paragraph 7, Rules and Regulations, Sections C, D and E as recorded May 28, 2003 at Bristol County North Registry of Deeds, Book 12134, Pg. 67-119 as amended on October 10, 2003 recorded at Book 12895 Pg. 72-78, the Trustees of the Somerset Gardens Condominium Trust, after review and approval by the Unit owners in accordance with the provisions of the Trust document, paragraph 7 Section E hereby submit the following Amendments to the Bylaws and Rules and Regulations of the Somerset Gardens Condominium Trust as follows:

- A. Bylaw 19 – Violations by Unit Owners - Page 34-35 is hereby amended by deleting Paragraph 19 in its entirety, except for the Heading, and inserting in its place the following:

“The violation of any rule or regulation adopted by the Trustees, or the breach of any of these bylaws, or the breach of any provision of the Master Deed or of this Trust or of the offending Unit Owner’s Unit Deed shall give the Trustees the right, in addition to any other rights set forth in these Bylaws, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity (or both) the continuance of any such breach. In addition to the foregoing, and not in substitution therefore, the Trustees shall have the power to levy fines against Unit Owners for such violations. For any one violation of the condominium by-laws, with the exception of illegal dumping, a unit owner would be fined \$10.00 a day for each day the violation continues. If a unit owner is witnessed and found by the Association to have dumped an item illegally in the dumpster the unit owner shall be personally assessed a fine of not less than \$50.00 but not more than the amount charged to the Association by the removal company having to remove the illegal item. However, depending on the nature of the violation, the Association reserves the right to serve unit owners a one time Notice of Violation letter without assessing a fine. Collection of fines may be enforced against the Unit Owner or Unit Owners involved as if the fines were common expenses owed by the particular Unit Owner or Unit owners. In the case of persistent violations by a Unit Owner, the Trustees shall have the power, after notice and a hearing pursuant to Section 34 hereof, to require such Unit Owners to post a bond to secure adherence to said rules and regulations, Bylaws, Master Deed, this Trust or said Unit Deed.”

- B. Bylaw 23 – Pets – Page 37 is hereby amended by deleting a portion of the first sentence of Paragraph 23 which reads “Ordinary and usual domestic pets cats (not to exceed one pet per unit) may be kept by any Unit Owner during such time as such Unit Owner actually occupies his or her unit but” in its entirety, and inserting in its place the following:

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"Each Unit Owner(s) may keep one dog and/or one cat resident within their Unit. However, a dog's weight must not exceed 30lbs. All unit owners prior to February 1, 2008 having more than one dog and / or cat, or a dog over 30lbs are allowed to maintain their pets in their Unit. Such pets are considered "grandfathered" for the purposes of this amended By-law. As of February 1, 2008 all other unit owners and new unit owners would be required to comply with the pet policy stated within the by-laws. Should circumstances change where, after February 1, 2008, the grandfathered pet(s) no longer resides within the unit for any reason, the unit owner will be required to comply with the pet policy instituted effective February 1, 2008. All unit owners are encouraged to NOT own dogs that are deemed dangerous by the police department such as Rottweiler's and pit bulls. If owners have animals that are deemed dangerous, the board highly recommends that the unit owner obtain appropriate insurance for that animal. The board recommends the unit owner obtain sufficient insurance to protect themselves and fellow unit owners. All unit owners will also be required to register their pets with the condominium association. All unit owners must complete a form developed by the Association, identifying the current pet(s) in the home, and if they have a dog, verifying the dog's weight. Completing a registration form would allow the association to be aware of the unit owners that are "grandfathered" under the new by-law and thus they would NOT be penalized. Registration form attached and can be obtained by contacting the Association. All current and future unit owners owning pets must complete this form. When and if the status of a pet changes for any reason (new, death, grandfathered, moved) the unit owner must notify the Somerset Gardens Condominium Association."

The remainder of the language of Bylaw 23 Pets shall read as follows:

"No such pets shall be permitted in any part of the Condominium (other than within the Unit of the Owner thereof) unless carried or on a leash. During such times as a Unit is occupied by anyone whomsoever other than the actual owner thereof (whether such non-owner occupant(s) be a tenant, lessee or other occupant) (gratuitous or otherwise), no pet or animal of any description shall be kept in such Unit. After due notice and hearing pursuant to the provisions of Section 34 hereof, the Trustees may require any Unit Owner to dispose of any pet that has habitually been guilty of annoying or harassing any Unit Owner or occupant."

- C. Bylaw 36 – In-Unit Washing Machine Policy – The following language is hereby incorporated into and made part of the Bylaws of the Somerset Gardens Condominium Trust Exhibit A Bylaws, Somerset Gardens Condominium Trust at Page 49

"The Somerset Gardens Condominium by-laws, as amended, state that washing machines are not permitted within individual units. All unit owners currently having in-unit washing machines must stop utilizing them immediately. Unit owners found to be using in-unit washing machines will be fined according to these by-laws. All buildings

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within the Somerset Gardens Condominiums offer washer/dryers and dryers for the convenience of unit owners.”

Pursuant to the Somerset Gardens Condominium Declaration of Trust, Exhibit A – Bylaws, Somerset Gardens Condominium Trust, Paragraph 7, Rules and Regulations, Section C, D, and E as recorded May 28, 2003 at Bristol County North Registry of Deeds, Book 12134, Pg. 67-119 as amended on October 10, 2003 and recorded at Book 12895 Pg. 72-78, the Trustees of the Somerset Gardens Condominium Trust, after review and approval by the Unit owners in accordance with the provisions of the Trust document, paragraph 7 Section E hereby submit the following Amendments to Exhibit B Rules and Regulations of the Somerset Gardens Condominium Trust as follows:

- A. Page 51 – The Paragraph entitled “Trash” is hereby deleted in its entirety, except for the Heading, and inserting in its place the following:

“All garbage and trash must be placed in the proper trash disposal receptacles designed for refuse collection, and no garbage or trash shall be placed elsewhere upon any common areas and facilities. Unit owners are not allowed to dispose of the following items in the trash receptacles provided on the property: Small and large appliances including refrigerators, stoves, microwaves, dishwasher/dryers, unit renovation materials, hazardous waste, furniture, computers, and any other items too large for the dumpster. Signs posted at each dumpster will indicate what items are considered illegal. Unit owners may utilize the Taunton Dump or any other proper trash disposal facility to dispose of any items that are not allowed in the dumpsters provided on the property. If a unit owner is witnessed and found by the Association to have dumped an item illegally in the dumpster he or she would be personally fined a minimum of \$50.00 OR the amount charged to the Association by the removal company having to remove the illegal item.

- B. Page 51 - The Paragraph entitled “Parking” is hereby amended and the following language is incorporated into and made part of the existing rule by adding said language to the end of the existing paragraph:

“Somerset Gardens Condominium has assigned resident and visitor parking. Visitor parking is clearly indicated throughout the complex. All spaces not indicated as visitor parking is reserved for residents only. All residents must obtain a parking tag from the Condominium Association to be able to park in resident parking. Please contact the Somerset Gardens Condo Association to receive a parking tag. Two (2) bedroom unit owners will be provided with 2 parking tags and allowed to park 2 cars in resident parking. One (1) bedroom unit owners will be provided with one parking tag and allowed to park 1 car in resident parking. The Association reserves the right to make changes to the allotment of parking tags and parking spaces at anytime in order to best meet the parking needs of the complex.”

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- C. The newly adopted Rules and Regulation - In-Unit Washing Machine Policy is hereby incorporated into and made part of Exhibit B. Rules and Regulations of the Somerset Gardens Condominium Trust by inserting the following on Page 53 after "Complaints":

"The Somerset Gardens Condominium by-laws, as amended, state that washing machines are not permitted within individual units. All unit owners currently having in-unit washing machines must stop utilizing them immediately. Unit owners found to be using in-unit washing machines will be fined according to these by-laws. All buildings within the Somerset Gardens Condominiums offer washer/dryers and dryers for the convenience of unit owners."

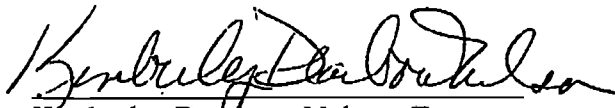
- D. The newly adopted Rules and Regulations - Pets is hereby incorporated into and made part of Exhibit B. Rules and Regulations of the Somerset Gardens Condominium Trust by inserting the following after In-Unit Washing Machine Policy:

"Association By-laws as amended allow unit owners to have one dog and/or cat reside within their Unit. However, a dog's weight must not exceed 30lbs. All unit owners prior to February 1, 2008 having more than one dog and / or cat, or a dog over 30lbs are allowed to maintain their pets in their Unit. Such pets are considered "grandfathered" for the purposes of this amended By-law. As of February 1, 2008 all other unit owners and new unit owners would be required to comply with the pet policy stated within the by-laws. Should circumstances change where, after February 1, 2008, the grandfathered pet(s) no longer resides within the unit for any reason, the unit owner will be required to comply with the pet policy instituted effective February 1, 2008. All unit owners will also be required to register their pets with the condominium association. All unit owners must complete a form developed by the Association, identifying the current pet(s) in the home, and if they have a dog, verifying the dog's weight. Completing a registration form would allow the association to be aware of the unit owners that are "grandfathered" under the new by-law and thus they would NOT be penalized. Registration form attached and can be obtained by contacting the Association. All current and future unit owners owning pets must complete this form. When and if the status of a pet changes for any reason (new, death, grandfathered, moved) the unit owner must notify the Somerset Gardens Condominium Association. See Rules and Regulations - Exhibit 1 attached."

- E. The newly adopted Rules and Regulations - Violations by owner is hereby incorporated into and made part of Exhibit B. Rules and Regulations of the Somerset Gardens Condominium Trust by inserting the following on by inserting the following after Pets:

"For any one violation of the condominium by-laws, with the exception of illegal dumping, a unit owner would be fined \$10.00 a day for each day the violation continues. If a unit owner is witnessed and found proven to have dumped an item illegally in the dumpster he or she would be personally assessed a fine of not less than \$50.00 but not

more than the amount charged to the Association by the removal company having to remove the illegal item. However, depending on the nature of the violation, the Somerset Gardens Condo Association reserves the right to serve unit owners a one time Notice of Violation letter without assessing a fine."

  
Kimberley Dearborn-Nelson, Trustee

  
Lauren Almieda, Trustee

COMMONWEALTH OF MASSACHUSETTS


BRISTOL, SS:

September 3  
~~2009~~, 2009

On this 3rd day of September, 2009, before me, the undersigned notary public, personally appeared KIMBERLEY DEARBORN-NELSON proved to me through satisfactory evidence of identification, which was an examination of a Massachusetts Drivers License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Colleen P. Ferreira  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires May 25, 2012

  
James F. Rogers, II, Notary Public  
My commission expires: ~~December 15, 2011~~

COMMONWEALTH OF MASSACHUSETTS

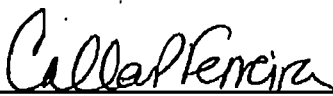
BRISTOL, SS:

September 3, 2009

On this 3rd day of September, 2009, before me, the undersigned notary public, personally appeared LAUREN ALMIEDA proved to me through satisfactory evidence of identification, which was an examination of a MA Drivers License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Colleen P. Ferreira  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires May 25, 2012

  
James F. Rogers, II, Notary Public  
My commission expires: ~~December 15, 2011~~