

PACKET LANDING CONDOMINIUM
AMENDED RULES AND REGULATIONS

I. INTRODUCTION

1. Condominium living dictates that each owner manage the operations of his/her unit in such manner that will not infringe upon the rights, comfort or pleasure of other unit owner's.
2. These Rules and Regulations have been drawn up and approved by your Board of Trustees in order to provide for pleasant living, a congenial atmosphere and guidance in handling day-to-day condominium maintenance and operations activities.
3. Some of these Rules and Regulations are based on ordinary common sense and experience. Others, relating to health, sanitation, safety, fire and other hazards, etc. are derived from state, county and city laws and ordinances.
4. We request that you become familiar and comply with these Rules and Regulations and make them available to your guests and lessees for their information and guidance.
5. The Board of Trustees will review the Rules and Regulations at least annually. If unit owners have or develop ideas or suggestions for the improvement and feel there should be additions or deletions, it is requested that they submit their comments in writing to the Board of Trustees.

II. BUILDINGS

1. Except for individual units, all parts of the building comprise the common domain of all unit owners and must not be misused by anyone.
2. Unit owners will be held liable and accountable for any damage they make in the common domain as well as any damage made by their families, guests, lessees, or pets.
3. Each unit owner must maintain and repair their own unit to keep it in good order in accordance with the provisions of the By-Laws.
4. Each unit owner or resident shall keep their unit, deck and exclusive use areas in a good state of preservation and cleanliness.
5. 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.
6. All entrances and exits shall not be blocked or obstructed in any way.
7. All personal property must be stored in the individual units; not in any common areas.

8. Fire regulations prohibit the storage of volatile liquids, paint remover, paint thinner, brush cleaners and non-water based paints and lacquers, gasoline or gasoline motors.
9. No flammable, combustible or explosive chemical or materials may be maintained in the units except that which is required for normal household use.
10. Radio, TV antenna or satellite dish may be installed only the roof of the condo owners building and that all wiring should be properly and safely concealed *and up to code*. Owners who install such equipment on the roof are responsible for any damage to the roof, including but not limited to leaks, and must restore the roof to its prior condition if the antenna or dish is removed. No radio, TV antenna or satellite dish or external wiring for any purpose shall be installed in any of the common areas of buildings and grounds.
11. Do not attach awnings, canopies, shutters, or other projections on the outside walls, decks, patio, railings temporarily or permanently. Check with the Board of Trustees for information concerning storm shutters or screens.
12. Buildings, doors, screen/storm doors must conform to the color, design and style of others in use within the complex and approved by the Board of Trustees.
13. 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 of \$15.00. Balances that remain unpaid greater than two months will be referred to an attorney for collection. The cost of such collection action will be charged against the unit.
14. Unit owners who intend to be away from the condominium for an extended length of time, or if unit is unoccupied are advised to provide the Board with an address and telephone number where they can be reached in the event of an emergency in their unit.

III. GROUNDS

1. All parts of the grounds of Packet Landing Condominiums comprise the common domain of all unit owners. Unit owners will be held liable and accountable for any damage they make in these parts of the common domain as well as any damage made by their families, guests, lessees or pets.
2. 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.
3. 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 Area or facilities. The Common Areas shall be kept free and clear of all rubbish, debris and other unsightly materials.
4. The Common Areas shall not be obstructed nor used for storage without the prior written consent of the Board of Trustees.
5. The Common Areas shall not be decorated or furnished by any Unit Owner or Resident without the prior written consent of the Board of Trustees.
6. Cookouts or other operation of gas grills on decks or patios must be done with extreme caution and such use shall not disturb other residents.

7. No unregistered motor vehicles are allowed on condominium premises. Major repairs of privately owned automobiles are not permitted.

IV. TRASH

1. Each unit owner is responsible for the proper disposal of his own refuse (trash and garbage). Refuse should be placed in covered barrels. No loose trash will be allowed.
2. Leaving debris, bottles, boxes, garbage cans, mops and brooms in the common area is unsightly and unsanitary and is strictly prohibited.
3. Trash should be properly stored and covered outside and out of sight from the front of the unit. Do not leave trash on your deck or porch.
4. Direct your movers and deliverymen of large items to remove all large cartons and containers from the premises.

V. NOISE AND DISTURBANCES

1. Occupants of units must not make or allow unreasonable noise that is disturbing to occupants of other units.
2. Radios, TV, stereophonic equipment organs, pianos, other musical instruments and all other sources of sound must be kept to a reasonable minimum volume particularly when doors and windows are open during the warm months.
3. Please be especially considerate during the hours of 10:00PM to 9:00AM.

VI. DRIVEWAYS; PARKING AREAS; COMMON ROADWAY

1. Trucks, boats, trailers, campers and other commercial/recreational vehicles are not permitted on the premises.
2. The parking areas shall be used only for the parking of private passenger motor vehicles displaying current license plates, inspection stickers and being maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emissions, or appearance.
3. Prohibited from parking in the parking areas are all vans and trucks larger than $\frac{3}{4}$ ton, recreational vehicles, mobile homes, trailers (whether capable of independent operations or attached to an automobile or other vehicle), campers, boats, watercraft of any kind with the exception of a canoe or kayak. An additional exception would be commercial vehicles providing services at the Packet Landing Condominium.
4. The use of any motorized recreational vehicle (whether electric or gas powered), including but not limited to; go-carts, mini-bikes, pocket bikes is strictly prohibited in any of the Common Areas of the Condominium, including landscaped areas, walkways, parking areas, driveways and roadways of the condominium.
5. Unit owners, residents and those using the driveways and roadways to ride bicycles skateboards, and roller blades, roller skate and/or non-motorized scooter do so in a safe manner, at their sole risk and the Board of Trustees does not bear

- any responsibility thereof. Use of the driveways and roadway shall not create a nuisance, dangerous condition or interfere with the use thereof by vehicles.
6. Unit owners, resident and guests are required to park in their assigned driveways and parking areas. Parking in other Unit Owners' assigned areas is prohibited.
 7. No vehicle shall be parked in such a manner as to impede clear passage for any other vehicle or prevent ready access to another Unit Owner's parking space.
 8. Vehicles may not be parked or driven on landscaped areas.

VII. PETS

1. General: Except for the following exceptions listed below, no animals, birds or reptiles may be kept anywhere on the property at any time. Guests and lessees are not permitted to keep any pets (see Master Deed).
2. Exceptions:
 - a. Fish and Birds.
 - i. Unit owners may keep within their own unit those small fish usually found in home aquariums and domesticated caged birds of the canary and parakeet types.
 - b. Dogs and Cats.
 - i. The keeping of a dog or a cat at Packet Landing Condominiums is not a right but a conditional license available only when the unit owner is in residence. This conditional license is subject to termination at any time by the Board of Trustees upon determination that a dog or cat is vicious, annoying to other unit owners, or has otherwise become a nuisance, or if the unit owner keeping a dog or cat violates any other condition or reservation set forth. Unit owners are responsible for any damage caused by their pet. Charges to restore or replace the damaged property will be assessed to the unit owner.
 - ii. No dog or cat may be curbed anywhere on landscaped or paved areas.
 - iii. Accidents will happen; pet owners are responsible for removing and disposing of their pets' dropping from the common domain, and for cleaning up any mess caused by their droppings.
 - iv. Dog or cat owners shall make certain that their pets refrain from barking, howling or making other noises that may disturb other unit owners.
 - v. Unit owners who lease their unit are liable for any violations of the pet Rules and Regulations by their tenants.
 - vi. Pets may not be left on runs, left unattended or tied outside.
 - vii. Pets shall not be allowed upon the common elements unless restrained by a leash, transport box, cage or carried.
 - viii. Pets of any kind may not be kept, bred or maintained within the Unit for commercial purposes.
 - ix. Aggressive Animals. No person may allow an animal, when unprovoked, to bite, attack, endanger, or inflict injury on

another person or animal or chase or approach an individual in a menacing fashion or apparent attitude of attack.

x. Each unit owner or resident keeping such a pet that violates any of the above conditions or permits any damage to or soiling of the common areas or permits any nuisance or unreasonable disturbance or noise shall:

1. Be assessed by the Board of Trustees for the cost of the repair of such damage or cleaning or elimination of such nuisance and/or
2. Be levied such fines as the Board of Trustees may reasonably determine and/or
3. Be removed from the property upon three days written notice.

VIII. LEASING OF UNITS

1. The Packet Landing Condominium sets for the procedures for leasing of units and unit owners wishing to lease their units should become familiar with the provisions described therein.
2. Unit owners leasing their unit must provide the Board of Trustees with the name or names of all persons residing in the unit and a copy of the lease or rental agreement.
3. All tenants and their guests are required to comply with, and are subject to the provision of M.G.L. c, 183A (the Massachusetts Condominium Act), the Master Deed, By-Laws and these Rules and Regulations while at the Packet Landing Condominium.
4. Any lease covering any unit must run for a minimum of six (6) months and must cover the entire unit. No unit can be sublet.
5. All unit owners and/or lessees are responsible for their guests' decorum and behavior and any damage to the common domain, they are pecuniary liable for such damage.
6. Lessors must insure that lessees become familiar with all the provisions of the Rules and Regulations and impress upon them that they must comply with these Rules and Regulations.

IX. FINES AND VIOLATIONS

The Board shall enforce obligations of the Unit Owners and may levy fines against the Unit Owners for violations of the M.G.L. c. 183A (the Condominium Act). The Master Deed, Declaration of Trust or By-Laws, and Rules and Regulations of the individual Condominiums or the Packet Landing Recreational and Open Space Trust (collectively "governing documents") governing the conduct of the Unit Owners, family members, tenants, invitees and persons for whom they are responsible as follows:

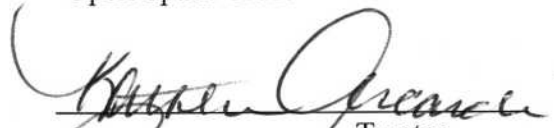
1 st offense	Notice and/or a fine of up to	\$100.00
2 nd offense	Fine of up to	\$200.00
3 rd offense	Fine of up to	\$300.00 and referral to an attorney

Each day a violation continues after notice shall be considered a separate violation. Violations that endanger the health, safety and welfare of others and/or pose a substantial threat to property shall be subject to such additional fines in amounts as the Board in their sole discretion may determine. Collection of fines may be enforced against the Unit Owner(s) involved as if the fines were common charges owed by the particular Unit Owner(s). If any expense is incurred by the Board as a result of a Unit Owners failure to abide by the Condominium Act, Master Deed, Declaration of Trust, By-Laws, Restrictions, Rules and Regulations, of the individual Condominiums or the Packet landing Recreational and Open Space Trust or by the Unit Owner of his/her family member, tenants, or invitees the Board may assess se expenses exclusively against those Unit Owners and such assessment shall constitute a lien against that unit and shall be enforceable as a common expense.

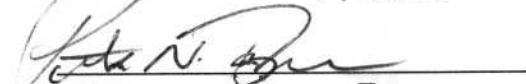
These Rules and Regulations supersede and supplant those adopted prior hereto.

Adopted this 29th day of July, 2014

Majority of the Trustees of the
Packet Landing Recreational and
Open Space Trust



, Trustee



, Trustee



, Trustee



, Trustee