

**RULES AND REGULATIONS OF THE NATICK GREEN
CONDOMINIUM**

<u>REGULATION #</u>	<u>TITLE</u>	<u>PAGE</u>
1	RESIDENTIAL USE	1
2	CONDITION OF UNIT	1
3	INSURANCE	1
4	NUISANCE REGULATIONS	2
5	PERSONAL ARTICLES AND COMMON AREAS	3
6	FLAMMABLES	4
7	BALCONIES/PATIOS	4
8	CONSTRUCTION ALTERATIONS	4-5
9	OUTSIDE CONTRACTOR REPAIRS	5
10	VINYL SIDING	5
11	ELECTRICAL REGULATIONS	5
12	NO PETS	6
13	FOR SALE SIGNS AND LOCK BOXES	6
14	PARKING	6-7
15	TRASH	7
16	POOL RULES	8
17	TENNIS	9
18	SOLICITING	9
19	LATE FEES	9
20	AMENDMENTS TO RULES	9
21	INVESTOR RENTALS	9
22	RIGHT OF ENTRY	10
23	KEYS	10
24	NUMBER OF OCCUPANTS	10
25	CLEANLINESS	10
26	ACCESS TO ROOFS AND ATTICS	10
27	SAFETY	11
28	PLUMBING	11
29	FIRE ALARMS	11
30	OUTDOOR COOKING DEVICES	12
31	DRYER VENT POLICY	12
32	EXTENSIVE VACANCY OF UNITS	12

***RULES AND REGULATIONS OF THE NATICK GREEN CONDOMINIUM
ADOPTED BY THE TRUSTEE ON JANUARY 16, 1987 AND REVISED BY THE
TRUSTEES ON OCTOBER 25, 1990, FEBRUARY 8, 1995, MARCH 8, 2001,
JUNE 2, 2004, JULY 28, 2005, DECEMBER 11, 2006, DECEMBER 15, 2009 and
JUNE 15, 2010***

1. RESIDENTIAL USE ONLY

No part of the Natick Green Condominium Trust, Natick, Massachusetts, (the "Condominium") other than the Management Office located at 7 Silver Hill shall be used for any purpose except residential purposes.

2. CONDITION OF UNIT

Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her unit in accordance with the Condominium Master Deed and the Declaration of Trust ("Master Deed and Declaration of Trust"). Nothing shall be done or kept in any Unit that would be conducive to pest activity. Any pest activity shall be reported to the Management Office immediately for preventative measures. Electricity to each Unit must be on at all times.

3. INSURANCE (NOTE: VIOLATION OF THIS REGULATION SHALL BE SUBJECT TO A \$100 FINE)

(a) Nothing shall be done or kept in any Unit or in the common areas and facilities that will increase the rate of insurance of the buildings of the Condominium (the "Condominium Buildings") or the contents thereof, applicable for residential use with respect to the Units without the prior written consent of the Trustees. No Unit Owner shall permit anything to be done, or kept in his Unit or in the common areas and facilities that will result in the cancellation of insurance on the Condominium Buildings or the contents thereof or that would be in violation of any law.

(b) The Trust shall maintain minimum insurance coverage equal to the replacement cost of the Condominium Buildings plus a minimum of liability insurance coverage of \$1,000,000.00. The Board of Trustees recommends that residents obtain additional insurance to cover loss of personal effects and loss of use and that the Unit Owner purchase liability insurance to cover the interior of their Unit as well as loss of rental income and building insurance, and to cover any Master Policy deductible. (Present Master policy is: \$10,000 per occurrence for all covered causes of loss, except \$10,000 per unit for all water damage claims. Master Policy deductible is subject to change).

(c) Any Unit containing a fish tank, water bed or water holding/storing devices of any kind shall have proper 1 insurance for such items.

- (d) *Should any Unit owner request additional or a change in insurance coverage such that the requested change shall be in excess of replacement cost; that Unit Owner shall be responsible for paying in full any additional cost incurred therewith.*

4. NUISANCE REGULATIONS

- (a) *No Unit Owner shall engage in or permit any noxious or offensive activities or any noises by himself, his family, agents, visitors, lessees, nor do himself or permit anything to be done by such persons, either willfully or negligently, that:*
 - (i) *may be or become an annoyance or nuisance to the other Unit Owners or occupants;*
 - (ii) *will interfere with the rights, comforts, or conveniences of other Unit Owners or occupants;*
 - (iii) *may or does cause damage to any other Unit or to the common areas and facilities; or*
- (b) *Any Unit Owner making or permitting such nuisance, interference, damage, or removal shall be responsible for the elimination of such nuisance or interference and for the costs of the repair of such damage or replacement of the item removed. The Trustees may assess to such Unit Owner such costs.*
- (c) *Volume of television sets, audio devices, and musical instruments shall be turned down between the hours of 10:00 p.m. and 7:30 a.m. and shall at all times be kept at a sound level to avoid bothering other Unit Owners or occupants. No vocal or instrumental practice or instruction shall be conducted between the hours of 10:00 p.m. and 7:30 a.m. or other times if the same disturbs or annoys other Unit Owners or occupants. With the exception of the machines in the free standing laundry rooms, no washing machines or dryers in the condominium shall be used between the hours of 10:00 p.m. and 7:30 a.m. No vacuuming shall take place between the hours of 10:00 p.m. and 7:30 a.m.*
- (d) *Residents shall neither move into units or out of units between the hours of 10:00 p.m. and 7:30 a.m.*

In condominium living some amount of noise level must be accepted and tolerated especially since noise is subjective. Should the noise or nuisance concern only two parties, both parties should attempt to resolve the issue amongst each other and if no resolution is reached, the complainant should contact the Natick Police Department.

5. **PERSONAL ARTICLES AND COMMON AREAS**

- (a) *There shall be no obstruction of the common areas and facilities nor shall anything be stored in the common areas and facilities without the prior consent of the Trustees, except as expressly permitted in the Master Deed of the Condominium or in the Declaration of Trust, including these Rules and Regulations.*
- (b) *Except for storage in the storage areas exclusively appurtenant to a particular Unit, or in other areas designated by the Trustees, No personal articles including but not limited to bicycles, baby carriages, toys, trash, boots and shoes, doormats, playpens, wagons, tools, benches, chairs or other items, shall be maintained, stored or parked in the hallways or attics of the building, pool, grill site or tennis courts or any other part of the common areas and facilities.*
- (c) *Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of the Condominium Buildings or on the entrance doors to Units, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof, balcony or any part thereof, or exposed on or at any window, or landscaped or natural areas including but not limited to trees, shrubs, sidewalks, etc. without the prior written consent of the Trustees. Installation of satellite dishes must meet all guidelines in the Resolution Antenna Restrictions dated April 25, 2001, a copy of which may be obtained from the Natick Green Condominium Office located at 7 Silver Hill in the event you don't already have one. Residents may not hang laundry to dry in their windows, balconies or patios or any common area. All window treatments must be white backed to prevent the color of the interior drapes from being viewed from the exterior of the building. Unit Owners will not be allowed to put their names in any entry passageway, vestibule, hall or stairway of the Condominium Building except on the mailboxes provided for the use of the Unit (in print and color approved as to size and style by the Trustees). Nametags are available at the Natick Green Office.*
- (d) *No part of the common areas and facilities of the Condominium shall be covered or furnished by any Unit Owner in any manner nor shall the exterior surface of any entrance door to a Unit be painted or otherwise decorated in any manner, except with the prior written approval of the Trustees and in accord with the provisions of the Master Deed and the Declaration of Trust, including these Rules and Regulations.*

- (e) *There shall be no bird feeders, suet or any types of feeding the wildlife on the Property. There shall be no trapping, killing or hunting of wildlife on the Property.*
- (f) *All personal property of the Unit Owners or Lessees in the Units, in storage areas and elsewhere shall be kept therein at the sole risk and responsibility of the respective Unit Owners, or Lessees and none of the Trustees, their designated agents, the Declarant of the Master Deed, nor their respective successors or assigns, shall bear any responsibility therefor.*

6. FLAMMABLES (NOTE: VIOLATION OF THIS REGULATION SHALL BE SUBJECT TO A \$100 FINE)

- (a) *No Unit Owner or occupant or any of his agents, Lessees, or visitors shall at any time bring into or keep in his or her Unit or the common areas any flammable, combustible, or explosive fluid, material, chemical or substance, except that such lighting and cleaning fluid as are customary for residential use may be kept in units.*

7. BALCONIES/PATIOS

- (a) *Balconies and patios shall be used only for entertaining and lounging by the Unit Owner of the Unit to which the same are appurtenant, their families and social guests, or Lessees and for no other purposes without the written approval of the Trustees. In no event will any balconies or patios be enclosed or otherwise used for continuous dwelling purposes.*
- (b) *Nothing shall be placed on any balcony or patio, which in the opinion of the Trustees unreasonably obstructs sight lines for other units or is considered unsightly and detracts from the aesthetic appearance of the building. In order to prevent the accumulation of water, indoor/outdoor carpeting is not allowed on the balconies or patios.*
- (c) *Any and all furniture and furnishings placed on any balcony and patio will be moveable, outdoor "patio" type furniture of a proper weight to take into account wind and storm conditions.*
- (d) *In no event will any Unit Owner be permitted to install permanent lighting on their balcony or patio with the exception of wheelchair accessible units, which are permitted to install a certain approved Board accepted exterior light fixture. A licensed electrician must install said fixture. The Trustees may eliminate any non-compliance with the foregoing, and assess the costs thus incurred to the Unit Owner.*

8. CONSTRUCTION ALTERATIONS

Nothing shall be altered in, constructed in, added to or removed from the common areas and facilities nor shall any entrance door to a Unit be altered, added,

removed or replaced, except upon the written consent of the Trustee, with the exception of wheelchair accessible condominiums and townhouses, which are permitted to install a Board approved screen door. Without limitation, no improvements or alterations to, in or affecting any Unit, including any additions or alterations to electrical, plumbing, heating or other systems, equipment or facilities, shall diminish or otherwise adversely affect the sound and/or vibration insulation between Units or between a Unit and the common areas and facilities; and no ventilator or air conditioning device or any other equipment or apparatus shall be installed or used in, on or outside of any window..

In accordance with the provisions of this Rule, whenever windows and/or patio/balcony doors are replaced refer to the “Window and Patio/Balcony Door Changes Procedure” and whenever flooring changes are performed, refer to the “Flooring Changes Procedure”.

9. OUTSIDE CONTRACTOR REPAIRS

Any Unit Owner who hires an outside contractor or repair company such as an electrician, plumber, or the like, must provide a copy of the contractor’s Certificate of Insurance, naming Natick Green Condominium Trust as an additional insured, to the Natick Green Office prior to the commencement of any work. Said certificate shall include a minimum of \$1,000,000 Commercial General Liability Insurance and Workers Compensation Insurance.

10. VINYL SIDING

There shall be no nail holes, burn marks or damage of any type made to the vinyl siding or casings around the window and doors. Trustees may assess such Unit Owner for replacement costs.

11. ELECTRICAL REGULATIONS

All radio, television, and other electrical equipment of any kind or nature installed or used in any Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Fire Insurance Rating Board and the public authorities having jurisdiction, and the Unit Owner shall be liable for any damages or injury caused by any radio, television, or other electrical equipment in his or her Unit, and the Trustees may assess such Unit Owner therefor. Those units that are equipped with the stackable washer and dryer hook-ups that are wired for 110 electric voltage may only be converted to hold a full size or stackable washer and dryer that requires a 220 electric voltage provided that the Unit Owner hires a licensed electrician at Unit Owner's expense who obtains a Town of Natick approved permit for the conversion. Said Unit Owner shall provide a copy of the completed permit signed off by the Town as well as a copy of the electrician's certificate of insurance that includes a Board acceptable limit of both workers compensation and liability insurance.

12. NO PETS

No dogs, cats, reptiles, or other pets or animals of any kind shall be raised, bred, kept or permitted in any Unit or in the common areas and facilities, or any part thereof of the common areas and facilities, including, without limitation, the sidewalks and exterior landscaped areas ("Property") for any length of time without the prior written consent of the Trustees. This includes visiting pets. Walking of dogs is prohibited on the Property. Any Unit Owner or Lessee that has a pet on the premises who is in violation of the foregoing shall:

- (i) Be personally liable for the cost and expense of any repair of any damage caused by such pet or animal;*
- (ii) Be required to remove permanently such pet or animal from the Condominium upon ten (10) days written notice from the Trustees;*
- (iii) Pay a fine to the Trust of \$25 per day for each day the pet is not removed from the date of written notice of such violation to the Unit Owner until proof is provided that the pet has been removed.*

13. FOR SALE SIGNS AND LOCK BOXES

For Sale and/or For Rent signs are prohibited on the buildings, windows, balconies or patios or common areas of the Property without written permission granted by the Trustees. The only approved location for Lock Boxes is at the front entrance of the Natick Green Clubhouse at 7 Silver Hill provided that the Seller first signs a Natick Green Lock Box Release Form on file at the Natick Green Office.

14. PARKING

- (a) Visitor Parking areas shall be designated by the Trustees and all automobiles not having a valid parking permit shall be limited to those areas. The designated visitor parking area is the area where the curbing is painted blue which is located across from 1 Silver Hill, next to and across from the trash compactor, at the corner of 52 Silver Hill and 10 Post Oak Lane and the cul de sac at 40 Silver Hill. All nonresident parking in other areas shall result in the vehicle being towed at the vehicle owner's expense.*
- (b) Resident(s) shall be given Natick Green Parking permits for each vehicle registered to each resident, not to exceed two permits per unit. The permit must be permanently affixed to any of the vehicle's glass windows and must be clearly visible. The Resident(s) must provide a copy of the vehicle's valid registration to the Natick Green Office in order to show proof that the vehicle is registered to them.*

- (c) *Unregistered vehicles and vehicles with expired inspection stickers are not allowed on the Property and shall be towed at the vehicle owner's expense. If the vehicle belongs to someone who is no longer living on the Property, the responsibility of removing it off of the Property and paying for all associated towing and storage fees shall be the Unit Owner's.*
- (d) *Vehicles that have broken windows, flat tires, or are inoperable are not allowed on the Property and shall be towed at the owner's expense. No automobile repairs or changing of fluids allowed. No washing of vehicles shall be allowed on the Property.*
- (e) *There is no parking allowed in fire lanes, intersections, sidewalks, lawn areas. Parking in designated handicap parking spaces is reserved for vehicles displaying valid state-issued handicap placard or plates. Violations of such may result in the Police ticketing the vehicle and/or towing the vehicle off the Property at the owner's expense. Any vehicle that is parked in a parking space in a way that prevents the reasonable use, as judged by Natick Green staff, of adjacent parking spaces may be towed off the property at the owner's expense.*
- (f) *The Natick Green Management may from time to time order cars removed from any parking area to permit snow plowing. All vehicle owners so ordered shall promptly comply and remove their vehicle from the parking area until the snow plowing is complete. The Trust is not responsible for any vehicle that gets "plowed" in during a snowstorm. Residents are responsible for shoveling out their own vehicle. Do not park your vehicle so that it overhangs the sidewalk, as we need accessibility on the sidewalks to clear the snow. Should you go away for vacation or a business trip, kindly ask the Natick Green Office where you should park your vehicle. Any Unit owner or his tenant or occupant who parks their automobile such that it interferes with snow removal procedures shall be subject to a \$50 fine assessed to the Unit Owner and the automobile may be towed off the Property at the automobile owner's expense.*

15. TRASH

*All trash must be placed in trash bags, tied and disposed of in the designated trash compactor which is in the fenced area next to 11 Silver Hill. Use of the trash compactor is restricted to Natick Green residents only. On occasion, a contractor may have a temporary dumpster at the property which is not for resident's use. Do not store trash in your unit or in any common area for any length of time. Dispose of it immediately so as not to create a fire or health hazard. All newspapers must be bundled and tied. Please refer to the Wheelabrator Millbury, Inc Unacceptable Waste list of items that are not allowed to be disposed of in the trash compactor. There is a **\$100 FINE** per incident for anyone who disposes any of these items in*

the compactor and they will be responsible for the cost of removal. For a fee, arrangements can be made through the management office to dispose of items on the Wheelabrator list of unacceptable items. The laundry room trash receptacles are to be used for laundry related waste only.

16. POOL RULES

Use of the Natick Green Pool is limited to Natick Green residents and their authorized guests. ALL residents and authorized pool guests must check in with their pool pass with the Lifeguard on duty. An adult MUST accompany at all times ANY children under the age of 14 while in the pool area. All users of the pool and Jacuzzi must be wearing bathing suits. ALL residents between the ages of 14-18 must have a Natick Green Clubhouse facility youth pass, and appropriate identification. They may NOT invite guests. NO Children under the age of 14 are allowed in or around the Jacuzzi. NO rubber rafts or tubes are allowed in the pool. Only life preservers and flotation devices that are approved by the Natick Board of Health are permitted in the pool.

Lounge chairs are available on a first come, first serve basis. There is NO holding or reserving any chairs, lounges or tables. There shall be NO diving into the pool or running in the pool area at any time. NO Glass Containers are allowed in the pool area. NO Alcoholic beverages are allowed in the pool area. Any persons who are incontinent must wear swim diapers and rubber pants. Any behavior that may be deemed a safety liability or cause a nuisance to other pool guests by the lifeguard on duty will not be tolerated and is cause for removal from the pool area after the first warning. Any person in violation of any of the above regulations may be subject to having their pool privileges revoked for the remainder of the pool season. ANYONE found in the pool area after hours shall have his or her pool privileges revoked. NO EXCEPTIONS. The Lifeguard on duty may use their discretion in enforcing the rules on an as needed basis. For safety reasons the Lifeguard on duty at any time may close the pool and ask all guests to vacate the pool area at their discretion. During the pool season, the pool and Jacuzzi will close at sunset as determined by the Lifeguard on duty.

Pool Guests Monday through Friday (excluding Holidays)

Natick Green residents or their authorized guests must follow all rules and regulations. Natick Green residents 18(adult) and older will be allowed 5 guests during the weekdays ONLY. Unit residents may authorize their clubhouse pass to an adult guest and up to 4 other guests without being present on weekdays ONLY. ANY ABUSE of the guest pass privilege will be cause for revocation of these privileges on a case by case basis.

Pool Guests (Weekends/Holidays)

In order to insure that unit owners and occupants of Natick Green have full use and enjoyment of the pool, Natick Green Residents age 18 and older, shall bring no more than 2 guests at any one time during weekends and holidays.

17. TENNIS

The Natick Green Tennis Courts are restricted for playing tennis only. No other activity is permitted on the courts including but not limited to bike riding, baby carriages, skateboarding or roller skating/roller blading. The courts are available for use by Natick Green Residents and their accompanied guests only. Residents must possess the Clubhouse Facility Pass to use the courts. Tennis shoes or rubber-soled shoes must be worn on the courts. Use of the tennis courts, clubhouse and pool facilities is limited to those properly attired. If there is a waiting line to use the courts, playing time must be limited to one hour maximum. The courts are for recreational use only and not to be used for profit.

18. SOLICITING

Soliciting is not allowed.

19. LATE FEES

Pursuant to the powers granted the Trustees in Section 5.4.2 of the Trust, and as amended at the third annual meeting on July 26, 1989, common expenses not received by the 10th of each month at the designated remittance address, shall be subject to a late charge of \$40 per unit per month for each month unpaid, on the unpaid amount until paid in full. Such unpaid late charge shall become a lien against such Unit Owner's unit(s). A \$25 late fee shall be charged on any unpaid maintenance charges over 30 days past due.

20. AMENDMENTS TO RULES

The Trustees may from time to time promulgate such other reasonable administrative rules and regulations restricting and regulating the use, maintenance and appearance of the common areas and facilities, including parking spaces, storage areas and facilities of the Condominium, as the Trustees consider to be necessary or appropriate for the use and enjoyment, comfort and convenience of all Unit Owners and occupants, and the unit Owners shall comply therewith.

Any consent or approval given by the Trustees under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees.

21. INVESTOR RENTALS

In the event any Unit Owner shall rent, let or lease all or any portion of his or her Unit, the party to whom the same is so rented, let or leased, shall in a written lease or other instrument evidencing such arrangement, (minimum 30 day occupancy) acknowledge and agree to comply with all applicable provisions of the Master Deed, the Declaration of Trust, and all rules and regulations promulgated pursuant thereto. An original, counterpart copy of such instrument, signed and acknowledged by such Unit Owner and such party, shall be delivered to the Trustees. Only those individuals who have signed this instrument shall be eligible

for Parking Permits and Clubhouse Facility Passes.

The Unit Owner is responsible for ensuring that his/her tenants abide by the Natick Green Rules and Regulations and that any violation is corrected. The Unit Owner will be fined for each violation of the Rules and Regulations caused by the Unit Owner or his/her tenants.

22. RIGHT OF ENTRY

The agents of the Trustees or the managing agent and any contractor or workman authorized by the Trustees or the managing agent, may enter any room or Unit, any storage space and access to the attic in the Condominium buildings at any reasonable hour of the day after reasonable notification (except in case of emergency, where notice will not be necessary) for the purpose of inspecting the same, making emergency repairs, and/or taking such measures as may be necessary to control or exterminate vermin, insects, or other pests. Units that are unoccupied for a period of 30 days shall be subject to inspection to protect the safety of surrounding units and common area.

23. KEYS

The Trustees or their designated agent shall retain a passkey to each Unit. No Unit Owner shall alter any lock or install a new lock or a bell, buzzer, knocker or security alarm on any door of a Unit without the written consent of the Trustees. In the event such consent is given, the Unit Owner shall provide the Trustees or their designated agent with an additional key or lock combination, as the case may be, pursuant to their right of access to the Unit.

24. NUMBER OF OCCUPANTS

The number of occupants must meet the following State Sanitary Code requirements: Every unit must contain at least 150 square feet of floor space for its first occupant, and at least 100 square feet of extra floor space for each additional occupant. Moreover, every bedroom must contain at least 70 square feet of floor space for one occupant; if occupied by more than one person, it must contain at least 50 square feet of floor space for each individual.

25. CLEANLINESS

Each Unit Owner shall keep his Unit (and any exclusive appurtenant common area) in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors, patios, balconies or windows thereof, any dirt or other substance.

26. ACCESS TO ROOFS AND ATTICS

No unauthorized person, including a Unit Owner, shall be permitted on the roof of or in the attic areas of the Condominium Buildings. For inspections and/or repairs to HVAC units, contractors must make an appointment with the Natick Green office in advance.

27. SAFETY

Each Unit Owner assumes responsibility for his own safety and that of his family, guests and lessees. No strangers or uninvited visitors may be allowed access into the Buildings. Unit Owners shall be responsible for completely closing behind them all doors providing ingress to and egress from the Residential Units and common areas of the Condominium Building and shall at no time place articles in doorways or otherwise impede the complete closing of such doors behind them for security purposes. All fire doors must be kept closed for fire safety prevention. No personal articles may be stored in the hallways of the building to prevent any interference with exiting the building during emergency situations.

28. PLUMBING

Residents must not use any chemical solutions such as Liquid Plumber or Drano or any other chemical solution to clear stopped up drains as the pipes are PVC pipes, which could result in severe damage. Any Unit Owner who uses such is responsible for any replacement and/or repair costs.

All washing machines shall have stainless steel hoses. Rubber hoses are banned from the Property. A non-electric shut off valve for hot water heaters designed to automatically shut off the water heater when leaking is required to be installed for each and every water heater. This shut off valve will sit in a drip pan under the hot water heater and is connected to the cold water supply line. Low flow toilets (1.6 gallons or less) are required to be installed in each Unit and Unit Owners are responsible to meet the water restriction requirements that are enforced by the National Plumbing code. All toilets and sinks must contain a functional shut-off valve.

Residents who leave their unit unattended for any length of time during the winter months must leave their thermostat set at a minimum temperature of 60 degrees Fahrenheit to prevent the pipes from freezing. Any Unit Owner who does not do so or whose tenant, or occupant does not do so is responsible for any and all damages associated with each incident and all costs of repair.

29. FIRE ALARMS

The fire alarms are not directly connected to the fire department; therefore, it is necessary to call the fire department to report a fire alarm. The emergency telephone number for the Natick Fire Department is 911. Leave the building if the alarm sounds. Do not assume that it is a false alarm. The smoke detectors in the units are hard wired as opposed to battery operated. Therefore, if the smoke detector sounds falsely do not pull it down from the ceiling in order to shut it off. If due to smokey cooking, fan the area and open your windows and slider to the outside not the hallway doors as that may cause the building alarm to sound. Yearly testing of the alarm systems, including interior Unit heat detectors and smoke detectors will be performed.

30. OUTDOOR COOKING DEVICES (NOTE: VIOLATION OF THIS REGULATION MAY BE SUBJECT TO A \$100 FINE).

Effective immediately, no gas, charcoal or other flammable/combustible grill, hibachi, or other like device may be used on the patios or decks appurtenant to the units nor may they be used or maintained within any unit or storage area.

A common area grill site is located across from 11 Silver Hill for Residents use. Two charcoal/wood grills, two picnic tables and trash and hot ash containers are available for Residents use. Residents are responsible for cleaning the site after each use.

31. DRYER VENT

Any Unit Owner wanting to install a dryer vent in their condominium to vent to the exterior of the building will need to complete and submit the Dryer Vent Policy form in writing prior to the work commencing. This document can be obtained from the Management office.

All dryer vents must be cleaned at a maximum interval of 24 months.

32. EXTENSIVE VACANCY OF UNITS

Any Unit that may be continuously unoccupied or vacant for a period of 30 (thirty) days or longer shall be subject to periodic inspection by maintenance employees of Natick Green. At the discretion of the Trustees, repairs to such Unit may be undertaken to protect the use and enjoyment of the Condominium by other Unit Owners and Residents. Costs of repairs and maintenance undertaken to such Unit, hereunder, shall be the sole expense of such Unit Owner.

Entry and inspection of such Unit shall be at the direction of the Trustees pursuant to the Natick Green Condominium Declaration of Trust, Section 5.1 POWERS OF THE TRUSTEES:

...the Trustees may...(xiv)...manage, maintain, repair, restore and improve the common areas and facilities or the Units, when they deem necessary;...

A VIOLATION OF ANY OF THE ABOVE RULES AND REGULATIONS BY A UNIT OWNER OR HIS TENANT OR OCCUPANT SHALL RESULT IN THE TRUSTEES' RIGHT TO ASSESS TO SUCH UNIT OWNER A FINE FOR EACH DAY SUCH UNIT OWNER IS IN VIOLATION OF THAT RULE OR REGULATION AS FOLLOWS:

REGULATION #14 (f) PARKING	\$50.00 FINE PER DIEM
REGULATION #15 TRASH	\$100 FINE PER DIEM
REGULATION #19 LATE FEES	\$40.00 PER MONTH

<i>REGULATION #3 INSURANCE</i>	<i>\$100 FINE PER DIEM</i>
<i>REGULATION #6 FLAMABLES</i>	<i>\$100 FINE PER DIEM</i>
<i>REGULATION #30 OUTDOOR COOKING DEVICES</i>	<i>\$100 FINE PER DIEM</i>
<i>ALL OTHER REGULATIONS</i>	<i>\$25.00 FINE PER DIEM</i>

THE UNIT OWNER SHALL ALSO BE RESPONSIBLE FOR THE COST OF REPAIR FOR ANY DAMAGE CAUSED BY SAID VIOLATION. UNTIL PAID, THE FINE SHALL CONSTITUTE A LIEN AGAINST THE UNIT OF SUCH UNIT OWNER PURSUANT TO

THE PROVISIONS HEREOF AND SECTION 6 OF M.G.L. C. 183A. SHOULD THE FINE BECOME MORE THAN 60 DAYS PAST DUE, NATICK GREEN CONDOMINIUM TRUST RESERVES THE RIGHT TO WITHHOLD BOTH COMMON AREA PRIVILEGES AND LEASING AND INTERIOR MAINTENANCE REPAIRS TO UNIT OWNERS AND/OR THEIR TENANTS UNTIL THE BALANCE IS PAID IN FULL.

THESE RULES AND REGULATIONS ARE SUBJECT TO THE DISCRETION OF THE NATICK GREEN BOARD OF TRUSTEES. THE NATICK GREEN BOARD OF TRUSTEES WILL HANDLE ANY EXCEPTION TO THE RULES ON AN INDIVIDUAL BASIS.

MSOffice/Rules and Regulations