

## PRESCOTT STREET CONDOMINIUM

### RULES AND REGULATIONS

#### EXHIBIT "A" TO DECLARATION OF TRUST

In these rules and regulations, the words "common areas and facilities," "Trustees," "Unit" and "Unit Owners" shall have the meaning given to these terms in the Master Deed creating and the Declaration of Trust for Sumner Street 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 areas or except as the Trustees may in specific instances expressly permit.

2. Effect on Insurance. No Unit Owner shall use his Unit in such 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.

3. Pets. Unit Owners may keep in their Units, without the approval of the Trustees, dogs, cats, or other household pets, (up to 20 pounds) provided that the number is limited to a total of two (2) pets which are not kept, bred, or maintained for any commercial purposes, and provided further that the owner of any pet promptly repairs any damage caused by the pet on the Condominium property. The following aggressive dog breeds are prohibited from the Premises: Pit Bull, Rottweiler, Bull Mastiff, German Shepherd, Chow Chow, Doberman Pincher and Wolf Hybrid. (See Master Deed provision 10 (o) for additional information).

4. Radios, Phonographs, Musical Instruments. The volume of television sets, radios, phonographs, musical instruments and the like shall be turned down after 10 p.m. and shall at all times be kept at a sound level which will not annoy the occupants of neighboring Units.

5. Laundry. No Unit Owner shall hang laundry, rugs, drapes and the like out of a Unit.

6. Signs. Unit Owners may not rent any Unit for transient purposes nor may they display "For Rent" signs in windows of their Unit nor may the Owners place window displays or advertising in windows of such Units. Additionally, the Unit Owners may not place any signage (e.g. political endorsement signs) on any common area. This prohibition shall not apply to the Declarant.

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 or other Unit Owners.

9. No commercial use. Units shall be used for residential purposes only. Commercial uses that require employees to access the premises or that require clients to visit the premises are not allowed. Home offices are an acceptable use of the premises. Units may not be leased and may not be used for BNB or AirBNB (Bed & Breakfast) activity. This prohibition shall not apply to the Declarant.

10. Outside Activity.

a) Any and all grills, cooking devices or devices containing fire or heat are not allowed on any unit decks.

b) Smoking is not allowed in any Common Areas of the Condominium that are not exclusive use areas.