

10 MAYBERRY DRIVE CONDOMINIUM
RULES AND REGULATIONS

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 10 Mayberry Drive 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. Nameplates. Unit Owners may place their names only in such places outside the Unit as may be provided for by the Trustees.
4. Pets. The Trustees may require any Unit Owner not to bring a pet on common areas which the Trustees, in their sole judgment, determine unreasonably interferes with the use of the common areas by other Unit Owners.
5. Radios, Phonographs, Musical Instruments. The volume of television sets, radios, phonographs, musical instruments and the like shall be turned down after 11 p.m. and shall at all times be kept at a sound level which will not annoy the occupants of neighboring Units.
6. Laundry. No Unit Owner shall hang laundry, rugs, drapes and the like out of a Unit.
7. Signs. Unit Owners may not rent any Unit for transient purposes nor may they display "For Sale" or "For Rent" signs in windows of their Unit nor may the Owners of residential units place window displays or advertising in windows of such Units.
8. 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.
9. Car Keys. If a Unit Owner entrusts a car key to an employee of the Condominium for purposes of moving the car or having access to the car, the entrusting of such keys shall be at the sole risk of the Unit Owner or owner of the car key and the Trustee shall in no way be liable for any injury, loss or damage resulting directly or indirectly from such entrusting of a car key.
10. 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, visitor and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

11. Patios, Balconies and Fire Escapes. Patios, balconies and fire escapes shall be kept in orderly fashion at all times and clear of obstructions as required by applicable law. Objects shall not be placed on or hung from the balcony railings or in any other manner placed such that there would be any reasonable risk of the object falling from the balcony.

12. Parking. The Owners of Units 1 and 4 may use a portion of the common area abutting the rear lot line of the premises for purposes of parking one (1) automobile for each unit, to the extent that such use is not prohibited by any local law, rule, regulation or ordinance.