

SALEM PLACE CONDOMINIUM TRUST

RULES AND REGULATIONS

ADOPTED UNDER ARTICLE VII D OF THE DECLARATION OF TRUST AND BY-LAWS

The Rules and Regulations of Salem Place Condominium, as set forth in a document entitled "Salem Place Condominium Documents, Amherst, MA" (hereinafter called the Condominium Documents) are as follows:

ONE. Sale of Units. Before any unit may be sold or otherwise conveyed the same shall be offered to the Trustees of Salem Place Condominium Trust, as set forth in the Master Deed, Paragraph 9, and in the Declaration of Trust, Article VII, Paragraph G of the Condominium Documents. A copy of these Rules and Regulations signed by the proposed buyer or transferee shall accompany said written offer in each case. The buyer or transferee shall be responsible for obtaining the Condominium Documents from the seller.

TWO. Rental of Units. Before any unit can be rented, an application for approval of tenants must be filed with the management company on forms provided by the management company together with a copy of the then current Rules and Regulations signed by the proposed tenants. There will be a penalty of \$100 assessed against any unit owner not complying with this Rule. A "Move In" fee of \$75 is required for any tenant turnover to cover costs of common area damage and additional dumpster placed onsite at move-out time. This payment should be made payable to Salem Place Condominiums.

THREE. Pets. No pets shall be kept in or about the unit without a written application to the Trustees and a signed written consent form from the Trustees. Any consent so given may be revoked at any time, in writing, and the pet must be removed immediately. See the Master Deed, Paragraph 6 of the Condominium Documents. Only owners of residential condominium units may request permission for pets.

FOUR. Personal Property in, On, or About the Common Trust Property. No exterior modifications or additions to a unit may be made without the prior written approval of the Trustees. If, pursuant to the Master Deed, Paragraph 6 of the Condominium Documents, the Trustees shall permit an exterior modification or addition adjacent to a unit or any appurtenances thereto such as screens, screen doors, or any other fixtures or thing, the unit owner shall agree as a condition for such approval, for himself, his heirs, executors, administrators and assigns (including subsequent owners of said unit) that he shall pay all costs of purchase, installation, maintenance and removal of such thing or fixture. In any such thing or fixture shall be in need of maintenance, upkeep or repair, the Trustees may notify the unit owner of the work required whereupon the unit owner shall have fifteen (15) days thereafter in which to comply with said notice by affecting said maintenance or repair. If the unit owner shall thereafter fail to provide

such maintenance or repair, the Trustees shall have the right to do so and to be reimbursed by the unit owner for such expense.

FIVE. Maintenance Fees. All monthly assessments for common expenses as set forth in the Declaration of Trust, Article IV, Paragraph 5; Article VI, Paragraph 6, and Article VII, Paragraph B of the Condominium Documents shall be paid on the first day of each and every consecutive month. If any such monthly assessment shall not be paid within ten (10) days of its due date, the unit owner shall pay, in addition to the said monthly assessment, a late charge of \$10.00 for each month until payment thereof, plus interest at the rate of two (2) per cent per month upon each such monthly assessment and late charge.

SIX. Noise Factor. Unit Owners shall observe the provision of the Master Deed, Paragraph 6 of the Condominium Documents and, more particularly, no unit owner shall make or permit any disturbing noises in the unit or do not permit anything to be done therein which will interfere with the rights, comfort, or convenience of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph, radio, or television loudspeaker in such unit between the hours of 11:00 p.m. and 9:00 a.m., if the same shall disturb or annoy other occupants of units, and in no event shall any unit owner practice or suffer to be practiced either vocal or instrument music for more than two hours in any day or between the hours of 6:00 p.m. and 9 a.m. No unit owner shall give vocal or instrumental instruction at any time.

SEVEN. Garbage & Refuse. Garbage and refuse must be contained in closed bags and replaced in the trash containers provided on the premises.

EIGHT. Insurance. The Trustees and management company will provide insurance as set forth in the Declaration of Trust, Article VII, Paragraph E of the Condominium Documents. Unit owners shall be responsible for providing fire and extended coverage insurance upon all personal property, fixtures and other property within the interior boundaries of their units, respectively, and within and about all appurtenances thereto.

NINE. Patios. The patios may NOT be used for the storage of personal items except for patio furniture and outside grills.

TEN. Parking. Each unit is allowed to park two registered motor vehicles in the parking lots. Parking stickers will be issued by the Management Company upon written application from the residents of each unit. Forms may be obtained from the Management Company.