

**SCHEDULE A**  
**Rules and Regulations**  
**of**  
**The Columns at Rockwell Place Condominium Trust**

Incorporated into and made a part of the COLUMNS AT ROCKWELL PLACE CONDOMINIUM TRUST:

The Columns at Rockwell Place Condominium (the "Condominium") in Northampton Massachusetts has been created with the objective of providing environmentally friendly, up-scale residential living, within the Village Hill community. In order to accomplish this objective, the Trustees responsible for the administration, operation and maintenance of the Condominium pursuant to the By-Laws of the Condominium Association via the Condominium Trust have adopted the Rules and Regulations set forth below.

In order for the Unit Owners to better understand the Rules and Regulations, the defined terms used in the Master Deed of the Condominium and the Condominium Trust as used herein with the same meanings as used in said documents, except that, whenever these rules and regulations impose a duty or obligation upon a Unit Owner or a rule which a Unit Owner is to observe, obey and comply with, the term "Unit Owner" as defined in the Master Deed, and in addition, when the concept permits, shall include all family members, guests and invitees thereof, and any occupants of Units in the Condominium.

The Rules and Regulations may not please everyone, as it is impossible to satisfy each and every individual. The Trustees, however, feel that the Rules and Regulations will not only satisfy the great majority of the occupants of the Condominium, but will enhance the experience of all persons living in the Condominium.

The Rules and Regulations shall be as follows:

1. No use shall be made of the Common Elements except as permitted by the Board of Trustees.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Trustees.
3. Nothing shall be done or kept in the Common Elements which increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use, without the prior written consent of the Board of Trustees. No Unit Owner shall permit anything to be done, or kept in the Common Elements which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.
4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors,

roofs, or any part thereof, or exposed on or any window, without the prior consent of the Board of Trustees and the Directors of the Village Hill North Association.

5. Unit Owners will not be allowed to put their names on any building or Common Element. Management will plan Unit Owner's names on mailboxes provided for the use of the unit occupied by the unit Owners respectively.
6. No offensive activity shall be carried on in the Common Elements, 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 such Unit Owner or by such unit Owner's family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
7. The volume of television sets, radios, musical instruments and the like shall be turned down between the hours of 11:00 pm and 7:00 am and shall, at all times, be kept at a sound level which will not disturb the occupants of neighboring units.
8. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings without the prior written consent of the Board of Trustees.
9. 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 Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and other unsightly materials.
10. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles, playing, lounging or parking of baby carriages or playpens, bicycles, wagons, toys, benches or chairs, on any part of the Common Elements, except that roads, bike path, parking areas and driveways may be used for their normal and intended purposes.
11. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein. The right is reserved by the Declarant or its agents, to place "For Sale", "For Rent", or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the buildings.
12. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.
13. The Common Elements shall not be decorated or furnished by any unit Owner in any manner without the prior written consent of the Board of Trustees.

14. The agents of the Board or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.
15. All window coverings visible shall be white material or white finish only, no visible colors or patterns permitted. Rugs or mops shall not be shaken or hung from or on any of the windows or doors. Garbage cans shall not be placed outside of any unit. Garbage and refuse from the units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.
16. No repairing of automobiles shall take place within the Condominium, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks greater than a 3/4 ton pickup and commercial vehicles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium. No Unit Owner shall park more than two (2) motor vehicles within the Condominium, without the prior written consent of the Board of Trustees.
17. If any key, or key fobs (collectively "Keys") are entrusted by a unit Owner or occupant or by any member of such Unit Owner's family, or by such unit Owner's agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, truck, or other item of personal property, the acceptance of the Keys shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
18. The Board of Trustees, or its designated agent, may retain a pass key to each Unit.
19. The use of the Common Elements, by unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefore.
20. The Rules and Regulations are in addition to the rules and regulations of the Village Hill North Association, as amended from time to time, and such rules and regulations are incorporated herein in their entirety. In the event of any conflicts between these Rules and Regulations and the rules and regulations of Village Hill North Association, the rules and regulations of Village Hill North Association shall control.

21. Each Unit Owner assumes responsibility for such Unit Owner's own safety and that of such unit Owner's family, guest, agents, servants, employees, licensees and lessees.
22. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.
23. Each Unit shall be permitted to have up to two (2) dogs, cats or other household pets, each such pet not to exceed thirty-five (35) pounds in weight provided that (1) they are not kept, bred, or maintained for any commercial purpose; (ii) any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon ten (10) days' written notice from the Trustees; (iii) no pet shall be permitted in Common Areas of Facilities unless carried or on a leash; and (iv) said Unit Owner shall be responsible for the proper maintenance of any Common Areas and Facilities as required due to use by such animal.
24. 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.
25. There shall be no storage of bicycles other than in designated bicycle storage areas on bike racks, or in a Unit Owner's Unit.
26. There shall be no smoking on the premises at any time. The Columns at Rockwell Place is a no-smoking community, and no one, including Unit Owners, residents, and guests shall smoke on the premises.
27. All deliveries of large items, such as furniture and appliances, workmen and other commercial access to the building shall be via the west garden entrance only, during the hours of 9:00 am and 5:00 pm daily, upon forty-eight (48) hours advanced notice to the property manager. No deliveries or trucks shall be permitted at the front entrance. Loading/unloading to be via northwest short term parking access.
28. These Rules and Regulations may be amended from time to time as provided in the Trust.
29. These Rules and Regulations are in addition to the rules and regulations of the Village Hill North Association, as amended from time to time, and such rules and regulations are incorporated herein in their entirety. In the event of any conflict between these Rules and regulations and the rules and regulations of the Village Hill-North Association, the rule and regulations of the Village Hill-North Association shall prevail.