

**52 STONY BROOK ROAD CONDOMINIUM
SCHEDULE A
RULES AND REGULATIONS**

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 that will increase the rate of insurance of the Condominium, or contents thereof, 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 will not be allowed to put their names on the Building or the Common Elements except in the proper places in or near the mailboxes provided for the use of the Unit Occupied by the Unit Owners respectively.
5. 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 himself, his family, servants, employees, agents, visitors, pets, lessees, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
6. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the Building or which would structurally changes the Building without the prior written consent of the Board of Trustees.
7. 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 without the prior consent of the Board of Trustees. The Common Elements shall be kept free and clear of all rubbish, debris, and other unsightly or odorous materials.
8. Except in areas designated by the Board of Trustees, and except for the assignment of parking area shown on the plans filed with the Master Deed, there shall be no parking of motor vehicles or boats on any part of the Common Elements, except that roads, parking areas and driveways may be used for their normal and intended purposes, as long as they do not obstruct entrances and access to common areas.

9. 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, without the prior written consent of the Board of Trustees.
10. No sign shall be affixed or suspended from the Building except "for sale" signs. Unit Owners must receive prior approval of the Trustees before placing a "for sale" sign on the premises of the Condominium, such approval not to be unreasonably withheld, delayed or denied.
11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.
12. 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.
13. Rugs or mops shall not be shaken or hung from or on any of the windows or doors.
14. 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.
15. The agents of the Board of Trustees 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 Building at any reasonable hour of the day after 48 hours' notification (except in case of emergency, in which case no notification is required) for the purpose of inspecting such Unit and for the purpose of performing work.
16. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family, or by his agent, servants, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, truck, boat, or other item of personal property, the acceptance of the key 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.
17. 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, the Seller, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.
18. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, pets, licensees and lessees.
19. Any consent or approval given under the Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.

20. The owners of Units 1 and 2 shall be permitted to keep lawn furniture and other appropriate items in their exclusive patio areas.
21. Barbeque grills can be used on the property but must be approved annually by the Trustees and used according to State and local law.
22. These Rules and Regulations may be amended from time to time as provided in the Trust.