

RULES AND REGULATIONS

Approved by the Board of Trustees

We, the undersigned Trustees (the "Trustees") of the Coachlight Condominium Trust (the "Trust"), under Declaration of Trust recorded with the Hampshire County Registry of Deeds in Book 2850, Page 329, hereby adopt the following Rules and Regulations:

1. RENTALS

1.A. Before any unit can be rented or leased, the unit owner must file an application for approval of tenants with the property manager for approval by the Trustees, on a form provided by them. An Info Center check must be run on all persons moving into the unit at the unit owner's expense. If the renter of the unit is an agency, all unit occupants must go through the approval process, regardless of how often occupants may change. The Trustees and property manager are authorized to approve the application within two business days. No later than ten days after a tenant takes up residence the unit owner must provide the property manager with a photocopy of the lease signed by the approved tenant, including the names of all the occupants of the unit.

1.B. A unit owner who rents a unit in violation of these provisions shall pay to the Trustees a fine of five hundred dollars (\$500.00). This fine is payable on demand and will be posted to the unit owner's account. No prior notice is required. The imposition of this fine is not conditional on the status of any legal proceedings involving the unit owner.

1.C. In order to offset maintenance costs, unit owners will be charged a fee of fifty dollars (\$50.00) whenever a new resident or tenant moves into a unit.

2. MISUSE

No part of the property shall be used for any purpose except housing and the common recreational purposes for which the property was designed. No part of the property shall be used in a manner inconsistent with its purpose.

3. OBSTRUCTION

There shall be no obstruction of the common areas, nor shall anything be stored in the common areas, without prior consent of the Trustees except as herein or in the by-laws expressly provided. Unit owners and/or occupants shall not deposit rubbish, debris, and other unsightly materials in the common areas.

4. STRUCTURE

Nothing shall be done in any unit or in, on, or to the common areas which will impair the structural integrity of any building or which would structurally change any of the building.

5. INSURANCE

Nothing shall be done or kept in any unit or in the common areas which will increase the rate of insurance of the building, or contents thereof, applicable for residential use, without the prior written consent of the Trustees. No unit owner or occupant shall permit anything to be done or kept in his or her unit or in the common areas which would result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste shall be permitted in the common areas except where provision is made.

6. WINDOWS

Unit owners or occupants shall not cause or permit anything to be hung or displayed on the outside of any window, or placed on the outside doors of the building, and no sign, awning, canopy,

shutter, or radio or television antenna (except for a master antenna system) shall be affixed to or placed upon the exterior walls, doors, roof, or any part thereof, or exposed on or at any window, without the prior consent of the Trustees.

7. LAUNDRY

No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out of a unit or exposed on any part of the common areas. Unit owners or occupants shall not sweep from or permit to be swept or thrown therefrom the doors or windows any dirt or other substance.

8. GARBAGE CANS

No garbage cans shall be placed in any of the halls or on the staircases or landings, nor shall anything be hung from the windows or placed upon the windowsills. No rugs or mops shall be shaken or hung from or on any of the windows or doors.

9. DRAPES AND BLINDS

Draperies or curtains must be installed by each unit owner or occupant on the windows of his or her unit and must be maintained in good condition in said windows at all times. The color of the portion of said draperies, blinds, or curtains visible from the exterior shall conform to the standards specified by the Board of Trustees.

10. BUSINESS USE

No industry, business, trade, or occupation of any kind, commercial, religious, educational, or otherwise designed for profit, altruism, or otherwise shall be conducted, maintained or permitted in any part of the property, nor shall any "For Sale", "For Rent", or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the property or in any unit therein without the written consent of the Board of Trustees, but in no event will any sign be larger than one foot (1') by two feet (2'). No unit shall be used or rented for transient, hotel, or motel purposes. The right is reserved by the Board of Trustees, or its agent, to place "For Sale", "For Rent", or "For Lease" signs on any unsold or unoccupied units.

11. ELECTRICAL

All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the unit owner or occupant shall be liable for any damage or injury caused by any radio, television, or electrical equipment in such unit.

12. BICYCLES, ETC.

Except in recreational or storage areas designated as such by the Trustees, there shall be no playing, lounging, or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, shopping carts, benches or chairs, on any part of the common areas. Storage by unit owners or occupants in areas designated by the Board of Trustees shall be at the unit owner's or occupant's risk.

13. PRESERVATION

Each unit owner or occupant shall keep his or her unit and storage enclosure in a good state of preservation, repair and cleanliness.

14. OFFENSIVE ACTIVITIES

No noxious or offensive activity shall be carried on in any unit, or in the common areas, nor shall

anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to other unit owners or occupants. No unit owner or occupant shall make or permit any disturbing noises by him/herself, his or her family, servants, employees, agents, visitors, and licensees, nor to permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners or occupants. No unit owner or occupant shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a sound system, television set, or radio in his or her unit at unreasonable hours or at unreasonable volumes that would disturb or annoy other occupants of the building. No unit owner or occupant shall conduct or permit to be conducted, vocal or instrumental practice, nor give or permit to be given vocal or instrumental instruction at any time.

15. FLAMMABLE MATERIALS

No unit owner or occupant nor any of his or her agents, licensees, or visitors shall, at any time, bring in or keep any flammable, combustible or explosive fluid or material, chemical, or substance, except such cleaning fluids as are customary for residential use.

16. VANDALISM

Nothing shall be altered, defaced or constructed in or removed from the common areas and facilities, except upon the written consent of the Trustees. Unit owners and occupants shall not damage common areas in any manner whatsoever.

17. DECORATIONS

No public hall of the building nor any portion of the common area shall be decorated or furnished by any unit owner or occupant in any manner.

18. KEYS

If any key or keys are entrusted by a unit owner or occupant or any member of his or her family by his or her agent, servant, employee, licensee, or visitor to any agent of the Board of Trustees, whether for such unit or automobile, trunk, or other items 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 or its designated agent shall not be liable for any injury, loss, or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

19. PASS KEYS

The Board of Trustees, or its designated agent, may retain a pass key to each unit. No unit owner or occupant shall alter any lock or a knocker on any door of a unit without the written consent of the Board of Trustees. In case such consent is given, the unit owner or occupant shall ensure that the lock allows entry with the master pass key, or shall provide the Board of Trustees or its designated agent with an additional key, pursuant to its right of access to the unit.

20. EMERGENCY ENTRY

The agents of the Board of Trustees, or the managing agent, may enter any room or unit in the building at any time in case of emergency.

21. AUTOMOBILES

21.A. The speed limit on the property is ten (10) miles per hour.

21.B. Parking is by permit only. Permits may be obtained by filling out an application at the office of the property manager. Parking permit stickers must be picked up in person from the property manager and must be affixed to the rear window on the driver's side of the car or as determined by the Trustees.

21.C. Visitors must park in areas designated by the "Visitor Parking" signs. Visitors planning on a stay of more than twenty (20) days must register with the property manager.

21.D. Repair of vehicles in the parking lot is not allowed. Vehicles may be towed at the owner's expense for violations including, but not limited to: parked without proper permit; parked in fire lane; parked on sidewalks or grass; unregistered, disabled, or inoperable vehicles. Any and all costs incurred due to a violation of these rules and regulations shall be charged to the unit owner.

21.E. Upon receipt of the first notice from the property manager of a complaint or violation, the owner of the vehicle in violation will have ten (10) days in which to remedy the situation. After the tenth day the vehicle may be towed.

22. FINES

The Board of Trustees, or its designated agent, shall have the authority to impose assessments on unit owners whenever it shall be determined that a unit owner or occupant of that unit owner's unit has violated a provision of these Rules and Regulations. Whenever an individual is deemed to have violated a provision for the first time, he or she shall be warned in writing; the second infraction shall be assessed at the rate of \$50.00; the third offense at the rate of \$100.00; the fourth offense at the rate \$200.00; the fifth and subsequent offenses at the rate of \$200.00 each. The decision as to whether any activity is an infraction of these Rules and Regulations shall be decided by the Trustees and/or their designee.

23. COLLECTIONS

The Trustees shall have the authority to impose late charges, interest, attorney's fees and costs, and any other associated or reasonable charges in connection with the collection of any outstanding condominium fees or expenses as permitted by law.

24. RENT COLLECTION

The Board of Trustees may collect rents from the tenants occupying those units where a non-residential unit owner is delinquent on payment of outstanding condominium fees or expenses as permitted by law.

25. AMENDMENT

Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Trustees.

26. FIRST MORTGAGE

Nothing herein shall be construed to adversely affect the rights of any first mortgagee as set forth in the Master Deed or Trust Documents.

27. DOGS

27.A. No dog may be kept at the condominium by any unit owner, tenant, resident or guest except as permitted in this regulation. This prohibition does not apply to dogs residing in the condominium prior to July 1, 1997 subject to the following conditions:

Prior to August 1, 1997 the owner must register the dog with the property manager, giving proof that the dog is properly licensed and inoculated;

The dog may not be replaced in the event of its death or other disposition, or if it is absent from the condominium for more than sixty (60) days.

27.B. This prohibition does not apply to "Seeing-Eye" or other dogs which assist those with

disabilities, subject to the following condition:

Within thirty (30) days of becoming a resident, the owner must register the dog with the property manager, giving proof that the dog is properly licensed and inoculated, and is a legitimate helping dog.

27.C. No dog is permitted in any portion of the common areas unless carried or on a leash. The owner is responsible for removing any excrement that the dog leaves in the common areas.

28. ALCOHOL

Alcoholic beverages may not be consumed anywhere in the common areas of the Condominium.

29. LEGAL CONFLICT

If any provision of these Rules and Regulations shall be determined to be invalid or shall conflict with any statute, then such validity or conflict shall not impair or affect the validity or enforceability of the other provisions of these Rules and Regulations.