

MEADOW OAK CONDOMINIUMS
RULES AND REGULATIONS (ADDENDUM TO MASTER DEED)

In these rules and regulations the words "common areas and facilities," "Trustees," "Unit Owners," and "Unit" shall have the meaning given to these terms in the Master Deed. "Board" refers to "Board of Trustees."

Common Areas

Unit Owners or occupants may not store items in the common areas without the consent of the Board. This includes boats, campers, unregistered cars (per town ordinance). Items must be placed or parked so they do not obstruct areas or interfere with mowing, plowing and maintenance of buildings. Consent to store items must be requested in writing.

Effect on Insurance

No Unit Owner shall use his/her Unit in such fashion as to result in the cancellation of insurance maintained by the Board on the condominium or in any increase in the cost of such insurance, except that uses resulting in an increase in premiums may be made by specific arrangement with the Board providing for the payment of such increased insurance costs by the Unit Owner concerned.

Pets

Unit Owners may have pets as long as the pet does not interfere with the use and enjoyment of the common areas by other Unit Owners. Dogs must be leashed at all times, per town ordinance. Dogs should not be tied outside of Units. Pet owners are responsible for cleaning up after pets on lawns and walking paths.

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/herself, his/her family, workers, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. The volume of television sets, radios, stereos, musical instruments and the like shall be turned down after 11:00 PM and shall at all times be kept at a sound level which will allow the occupants of neighboring Units to have peaceful enjoyment of the property.

Septic System

The Board arranges for septic systems to be pumped every two years. Owners are encouraged to treat the systems with care in order to avoid a major expense.

Septic system additives should be avoided. Use liquid detergents and use bleach sparingly. DO NOT dump grease, paint, garbage, sanitary products and solid objects into the system. Garbage disposals are prohibited.

Owners who are selling a unit are responsible for arranging and paying for the Title V inspection. Required repairs, after such inspection, are the responsibility of the Association. The Board must be notified before an Owner schedules an inspection.

Contacts with Vendors

The Association and management company contract with vendors for services covered by the budget. If an owner needs a service, he/she must contact a Board member. If an owner contacts a vendor directly, he/she will be responsible for the cost of the service.

Landscape/Plowing

Unit owners are responsible for the care and maintenance of plants and shrubs around the units. Care must be taken to keep foundations clear of growth so that insect infestation does not occur. The Association is responsible for lawn mowing. Tree removal is arranged in areas where there is a risk of damage to buildings. Trimming of trees and shrubs is the responsibility of each owner. Replacement shrubs are the responsibility of the owner. Owners must consult the Board for planting guidelines.

To ensure that residents can get out in a timely manner, plowing is usually done in the night or early morning. The plowing crew maneuvers around any cars parked outside. Cars must be moved before the crew returns for the post-plow clean up. Individuals are responsible for shoveling walks and steps.

Trash

Disposal of trash is the responsibility of Unit Owners. Residents may purchase a transfer station sticker at the town offices or arrange curb side trash removal by a private company.

Unit Rental

Unit Owners desiring to rent their unit must file a rental application with the Property Manager, who will contract with the Unit Owner a check of prospective tenants in order to obtain credit checks and references, and to assure that a tenant has completed all necessary paperwork regarding compliance with the Association's Rules and Regulations. A copy of the completed lease will be provided to the Property Manager for Association's files. Failure to comply with this requirement will generate a fine to the Unit Owner in the amount of \$500.00

Fines

The decision as to whether any activity is an infraction of these Rules and Regulations shall be decided by the Board of Trustees and/or the Property Manager.

The Trustees, or its designated agent, shall have the authority to impose fines on Unit Owners whenever it is determined that a Unit Owner or occupant is deemed to have violated a provision of the Rules and Regulations. After a written warning and before fines are imposed, the Board of Trustees will request a meeting with the responsible Owner to discuss the concerns. If necessary, 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 of \$200.00 the fifth and subsequent offenses at the rate of \$200.00 each.

Adopted April 19, 2010

MEADOW OAK CONDOMINIUMS

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 Meadow Oak Condominiums.

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 11:00 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. 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, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.