

Schedule "A"

LEMUEL BLOOD CONDOMINIUMS RULES AND REGULATIONS

The Trustees of LEMUEL BLOOD CONDOMINIUM TRUST, being responsible for the administration, operation, and maintenance of the Condominium pursuant to the By-Laws of 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 are 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 shall, in addition, when the concept permits, include all guests, tenants and invitees.

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 residing within the Condominium.

1. NO OBSTRUCTION OF COMMON AREAS

The driveways, sidewalks, entrances, and other common areas shall not be obstructed or used for any purposes, other than their intended purposes. No articles shall be stored or permanently placed in the common areas without the express written permission of the Trustees.

2. AFFECT ON INSURANCE

No Unit Owner shall use his Unit in such fashion as to result in the cancellation of insurance maintained by the Trustees or other Unit Owners on the Condominium or in any increase in the cost of such insurance, except that uses resulting in increases in premiums may be made by specific arrangement with the Trustees, providing for the payment of such increased insurance costs by the Unit Owner responsible.

3. NAMEPLATES AND SHINGLES

Unit Owners may place their names only in such places outside the Unit as may be provided for or designated by the Trustees.

4. RADIOS, PHONOGRAPHS, MUSICAL INSTRUMENTS

The volume of television sets, radios, phonographs, musical instruments, and the like shall be turned down between 7:00 P.M. and 7:00 A.M. and shall at all times be kept at a sound level which will not unreasonably disturb or annoy the occupants of the Condominium.

5. PARKING

All automobiles shall be parked only in the parking spaces so designated for that purpose by the Trustees. Parking of vehicles other than passenger automobiles is prohibited unless with the written consent of the Trustees.

6. ABUSE OF MECHANICAL SYSTEMS

The Trustees may charge to a Unit Owner the cost of repair or replacement of the mechanical, electrical, or other building service systems of the Condominium caused by such Unit Owner by misuse of those systems.

7. 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 unreasonable annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any unreasonably disturbing noises by himself, his guests, tenants or invitees or do or permit anything to be done by such persons which will interfere with the rights, comforts, or convenience of other Unit Owners.

8. STORAGE

It is understood that all of the furnishings, items of personal property, effects and other items of the Unit Owner and persons claiming by, through, or under said Unit Owner may be kept and stored at the sole risk and hazard of the Unit owner, and if the whole or any part thereof shall be destroyed or damaged by fire, water or otherwise, or by leaking or bursting of water pipes, steam pipes, or other pipes, by theft, or from other cause, no part of said loss or damage in excess of the amounts, if any, covered by its insurance policies is to be charged to or borne by the Condominium Trust.

9. REPAIR AND CONDITION

Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw, or permit to be swept or thrown, from the doors or windows thereof any dirt or other substance. No cigarette butts shall be thrown onto the ground of the Condominium.

10. EQUIPMENT COMPLIANCE

All radio, television, computer, or other electronic equipment of any kind or nature installed by Unit Owners or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters or similar board and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, computer, or other electronic equipment in such Unit. No radio or television aerial, or satellite dish, shall be attached to or hung from the exterior of a Unit without the prior written approval of the Trustees.

11. FLAMMABLE MATERIALS, ETC.

No Unit Owner or any of his guests, tenants or invitees shall, at any time, bring into or keep in his Unit (excluding his appurtenant Garage Unit) or any portion of the Common Elements any gasoline, kerosene, or other flammable, combustible, or explosive fluid, material chemical, or substance, with the exception of such lighting, cleaning, and other fluids, materials, chemicals, and substances in such quantities as are customarily incidental to residential use.

12. REAL ESTATE TAXES

For so long as the Condominium is assessed as a single property rather than as separate Condominium units, Unit Owners will be billed by the Trustees for their respective portions thereof (each Condominium Unit's common area percentage, of the total tax bill) during each October and April, which bill shall be accompanied by a copy of the tax bill issued by the City of Northampton. Each Unit Owner will forward payment of his percentage interest in the total tax bill to the Trustees by check made payable to the City of Northampton no later than ten (10) days prior to the date on which payment may be made without incurring a penalty or interest thereon. Late payments by a Unit Owner must be made payable as directed by the Trustees and will include interest and penalties as charged by the City of Northampton for late payment, together with costs of collection thereof incurred by the Trustees, including reasonable attorney's fees. If taxes are collected by holders of mortgages on Condominiums Units, each Unit shall be responsible for causing the mortgage holders to forward payment as above required.

13. AMENDMENTS

Amendments hereto may be made by the Trustees of the LEMUEL BLOOD CONDOMINIUM TRUST in accordance with the provisions of the Declaration of Trust and/or the provisions of Massachusetts General Laws Chapter 183A, as amended.