

April 12, 2004

ALVORD PLACE COMMUNITY CONDOMINIUMS
RULES AND REGULATIONS

In these rules and regulations, the word "Condominium" shall refer to ALVORD PLACE COMMUNITY CONDOMINIUM and the words "Common Areas" and "Facilities", "Trustees", "Unit", and "Unit Owners" shall have the meaning given to these terms in the Master Deed creating ALVORD PLACE COMMUNITY CONDOMINIUM.

1. COMMON AREA AND FACILITIES.

- A. Unit Owners shall not cause, nor shall they suffer obstruction of Common Areas and Facilities except as the Trustees may, in specific instances, permit in writing. The Common Areas and Facilities shall be kept neat and clean, and free and clear of rubbish, debris, and any unsightly materials.
- B. No articles, including, without limitation, baby carriages, bicycles, playpens, wagons, toys, benches, chairs, or other articles of personal property shall be left unattended in the Common Areas, parking areas, sidewalks, lawns or elsewhere in the Common Areas except in those areas, if any, specifically designated by the Trustees.
- C. Nothing shall be permanently placed, attached or displayed on the exterior of the buildings or on the Common Areas, including any sign, antenna, lawn ornament, or other similar decoration, nor shall any signs, except unit for sale signs, be exposed on or at any window, or upon the Common Areas. No benches, barbeque grills, statues (religious or otherwise) shall be placed in the front lawns or tree rings.
- D. No changes to the exterior landscape are allowed without the permission of the Board of Trustees.
- E. No exterior alterations of any kind may be made without the written permission of the Board of Trustees. Unit owners must submit a written request to the Board of Trustees with as much detail as possible, including but not limited to a sketch or architectural drawing and description of the work to be performed. The Board of Trustees will review each written request at their next regularly scheduled Trustee meeting. Unit owners must allow ample time for the Board of Trustees to review each request and send a written response of their decision.

2. STORAGE AREAS.

A. No hazardous materials may be stored in any area which a Unit Owner has the exclusive right and easement of use, nor shall any items be stored in Common Areas outside of designated storage areas. The Trustees may remove any hazardous materials found in such areas and the Unit Owner responsible will be charged for such removal.

B. All personal property placed in any portion of the Common Areas shall be at the sole risk of the Unit Owners, and the Trustees shall not be liable for loss, destruction, theft and damage to such property.

3. PETS.

No more than two indoor cats and two dogs may be kept in an owner-occupied unit at one time. Rental units are not allowed to have pets. All dogs must be licensed by the Town. All pets must be considered household pets, and may not be kept, bred, or maintained for any commercial purpose.

The limitation on the number of pets per unit is effective April 12, 2004. It is acknowledged that the number of pets in some units may exceed the limit on or before April 12, 2004. Those unit owners are not subject to the limitation prior to the effective date above. However, a unit owner may not replace a pet after the effective date if the number of pets exceeds the limit.

In no event shall pets of any kind be allowed in any Common Areas unless they are on a leash and attended by a person. Pet Unit Owners shall be responsible for any damage to Common Areas or other Units caused by their pets. Pets shall not be allowed to defecate on Common Areas and Pet Unit Owners shall be responsible for the removal of a pet's feces, if an incident should occur, from the Common Area. For more particular restrictions on pets, see Master Deed Section 13.

4. WINDOWS, DECKS, AND TERRACES.

- A. Each Unit Owner shall keep the deck and/or patio of each Unit clean and neat at all times, at the Unit Owner's sole cost and expense. In no event shall the decks be painted or otherwise altered to change their uniform appearance with the other decks of the Condominium, without the written permission of the Board of Trustees.
- B. No window or door awnings, antennas, aerials, signs or other alterations or projections shall be attached to the outside walls of the buildings, or hung or displayed from any windows, decks, or terraces.
- C. No deck or patios shall be used for the storage of furniture or other articles, other than typical patio furniture and barbeque grills.
- D. No laundry, rugs, drapes, mops, or other items shall be shaken from or hung outside any window, or deck, nor shall any dirt or other substance be swept or thrown from a deck or window.
- E. Residents shall not be permitted to install any additional heating or air-conditioning equipment from any windows, decks, or terraces.
- F. No deck or patio enclosure may be erected without the written permission of the Trustees upon such terms and conditions, if any, as they shall determine.

5. MECHANICAL SYSTEMS.

Unit Owners shall not abuse or misuse any mechanical, plumbing, electrical or other common service systems of the condominium. In the event of such abuse or misuse, the Trustees may charge the responsible Unit Owner for any damage so caused.

6. PARKING.

- A. The parking spaces are intended to be used solely the parking of registered vehicles. Without written consent of the Trustees, no buses, trucks or vans over 3/4 tons, commercial vehicles, trailers, recreational vehicles, or boats may be parked in any parking spaces.
- B. No automobiles may be stored in any parking space without the written consent of the Trustees. In the event such permission is granted, such vehicles shall be maintained in good order and kept clean at all times. In no event shall unregistered vehicles be stored in any Common Areas.
- C. All vehicles parked on the Condominium premises shall be at the sole risk of the person so parking, and the Trustees shall not be liable for loss, destruction, theft, or damage to such vehicle.
- D. All Unit owners, residents, and their guests shall observe and abide by all the parking and traffic regulations. There shall be no parking in the cul-de-sac area. Parking in this area poses a safety hazard for emergency vehicles, so therefore all vehicles must be parked along the straight section of the roadway only. Vehicles parked in violation of any such regulations may be towed away at the violator's sole risk and expense.

7. NOISE.

No resident shall make or permit any unreasonable disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will unreasonably interfere with the rights, comfort or conveniences of other residents, or will in any way be offensive to such residents. The volume of television sets, radios, phonographs, musical instruments, and other sound producing devices and the like shall be turned down between 11 p.m. and 8 a.m. and shall, at all times, be kept at a sound level which will not unreasonably annoy the residents of neighboring units.

8. TRASH DISPOSAL.

Trash shall be removed as directed by the Town of South Hadley and Unit Owners will be responsible to put out their trash on the days so designated for trash pickup, or no earlier than 4pm. the night before scheduled pickup. Unit owners must keep all trash containers properly covered to avoid wind blown trash and all recycling materials must be properly secured as well. Unit owners are responsible to remove any receptacles by the end of the day that the trash is removed. It shall be the resident's responsibility to dispose of any trash articles too large to be disposed of by normal town trash pick-up.

9. CONSTRUCTION WORK.

- A. All construction work in a Unit shall be restricted to the hours between 8 a.m. and 5 p.m. on weekdays and Saturdays. No construction shall take place on Sundays or Holidays.
- B. Removal of construction debris from a Unit shall be the responsibility of the Unit Owner. Unit Owners will be charged for the removal of debris and any extra cleaning or repair of the Common Areas and Facilities, which results from the alterations of an individual Unit.

10. MISCELLANEOUS.

- A. No resident shall use, employ, or direct any employees of the Trust or its managing agent during the hours of their employment for any private business.
- B. No Unit Owner shall use his Unit in such fashion as to result in the cancellation of insurance maintained by the Trustees or in any increase in the cost of such insurance, except those uses resulting in an increase in premiums may be made by specific arrangement with the Trustees providing for the payment of such increased costs by the Unit Owner concerned.
- C. No noxious or unreasonably 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.
- D. All house numbers must be black in color and shall not exceed 5 ½ - 6" in height.
- E. Residents may place their names on plaques not exceeding measurements of 12" x 18", and mounted only in such places outside of the Units approved by the Trustees.
- F. Door knockers and brass kickplates may be installed on the front doors.
- G. Door mats, door wreaths, and fall and or holiday decorations are allowed. Fall decorations, such as corn stalks, hay stacks, pumpkins are allowed from October 15 thru November 30. Holiday decorations must be removed no later than 10 days following the holiday.
- H. Only natural flowers are allowed in the shrubbery beds and tree rings and must be maintained by the unit owner. Neither the Association nor the landscape contractor shall be responsible for any damage during lawn maintenance to any plantings in these areas.

These Rules and Regulations shall supersede all previous versions of such documents. As outlined in Article V, Section 5.2 of the Bylaws, the Board of Trustees may levy a fine upon the unit of up to \$25 per violation, for each day that a violation occurs of the Rules and Regulations, the Bylaws, or the Master Deed of Alvord Place Community Condominiums. Such unit owners shall be properly notified in accordance to the documents of a violation with an opportunity to correct the violation before a fine is ultimately levied upon the unit.

RULE 1(c) AMENDED August 17, 2004

Nothing shall be placed, attached or displayed on the exterior of the front or sides of the buildings or on the Common Areas, including any sign, antenna, lawn ornament, or other similar decoration, nor shall any signs, except unit for sale signs, be exposed on or at any window, or upon the Common Areas. No benches, barbeque grills, statues (religious or otherwise) shall be placed in the front lawns or tree rings.

Except however, from May 15 through November 15 of each year, unit owners may display one (1) garden statue or garden rock, no larger than 18 inches tall and 12 inches wide and of natural stone color or a shade of gray (the statue cannot be a painted color), in the shrub bed(s) adjacent to the unit (not in the tree ring). Any such statue cannot collect water to be considered a birdbath. Owners may also display, in the shrub bed adjacent to the unit, one (1) garden flag, landscape lighting such as solar lanterns limited to four (4) such lights, and no more than two (2) Shepard hooks with hanging plants. Owners may have no more than two (2) bird feeders hanging from the front tree or from a Shepard hook. (NOTE: this does not preclude holiday decorations addressed in Rule 10 (G).

Unit owners shall have full responsibility for any damage whatsoever to any of these items. The Board and Association are not responsible for any damage done by contractors hired by the Board. No decoration or ornament should interfere with lawn maintenance activities and/or the sprinkler system.

**This document shall become part of the
Alvord Place Community Rules and Regulations.**