

**Amended Rules and Regulations
Graves Avenue Condominium Association**

1) No obstruction of common areas

The driveways, sidewalks, entrances, and other common areas shall not be obstructed or used for any other purpose than ingress to and egress from the Condominium Units. No articles shall be placed in the common areas without express written permission of the Trustees.

2) Maintaining Temperature

Thermostats in each unit must be set no lower than 55 degrees during the heating season. Unit owners will be responsible for any damage suffered to the common areas, their units or units below them that results from burst or frozen pipes.

3) Rental of Units

Prior to leasing or renting any Unit, an application to rent under the provisions of the Master Deed, Section 9.11 must be presented to the Board of Trustees or their designee for approval. Unit Owners are responsible for ensuring tenant completes the application form and signs the Rules & Regulations. The Trustees and/or their designee are authorized to review and approve or reject applications within three (3) working days upon receipt. There will be a \$100 fine assessed against any Unit Owner not complying with this Rule.

4) Affect on Insurance

No unit owner shall use their 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 Trustees, providing for the payment of such increased insurance costs by the Unit Owner responsible.

5) 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.

6) Trash

Only house trash may be disposed of in the Association trash barrels. No furniture, mattresses, discarded computers, etc. may be left in the trash barrels. Such items must be taken to the appropriate landfill at the Unit Owner's expense. All garbage, refuse and recyclables (cans, glass, plastic, papers and cardboard) shall be disposed in

the proper containers, as outlined by the Town of Northampton. Cardboard containers must be broken down and placed in the designated container.

7) Radios, Phonographs, Television, Musical Instruments

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

8) Smoking

There shall be no smoking of tobacco or other substances in any common area.

9) Parking

All automobiles shall be parked only in the parking spaces assigned to them. Parking of vehicles other than passenger automobiles is prohibited unless with the written consent of the Trustees.

10) Abuse of Mechanical Systems

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

11) Pets

All pets must be under constant control of the owner of the dog. Unit Owners, Visitors, and Tenants are responsible for cleaning waste up from their pet. All pets must be registered with the Board of Trustees.

12) No Offensive Activity

No noxious or offensive activity shall be carried on in any Unit or in 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 of occupants. No Unit Owner shall make or permit any disturbing noises by themselves, their guests, tenants or invitees or do or permit any

13) 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 be borne by the Condominium Trusts, except the Condominium Trust.

14) Repair and Condition

Each Unit Owner shall keep their 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.

15) 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 serial shall be attached to or hung from the exterior of a Unit without the prior written approval of the Trustees.

16) Flammable Materials, ETC.

No Unit Owner or any of their guests, tenants, or invitees shall, at any time, bring into or keep in their 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.

17) 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 enclose a copy of the tax bill issued by the Town of Northampton. Each Unit Owner will forward payment of their percentage

18) Violations and fines

Unit owners and/or Lessors assume full and complete responsibility for all damages to the Unit and/or Common Area Property. Violations of the Rules and Regulations by the unit owner, guests, visitors or tenants may result in a fine of up to \$100/day. All violations will result in a written warning with each subsequent violation being subject to fine. Payment by the unit owners is due within ten (10) days of said

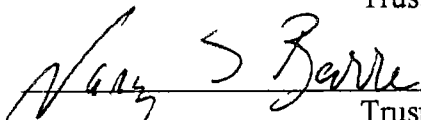
assessment notice. Failure to remit payment due will act as a lien on the unit and will be subject to legal fees and costs of collection if unpaid.

19) Amendments


Amendments hereto may be made by the GRAVES AVENUE CONDOMINIUM TRUST in accordance with the provisions of the Declaration of Trust and/or provisions of Massachusetts General Laws Chapter 183A, as amended on this 25 day of FEBRUARY, 2004.



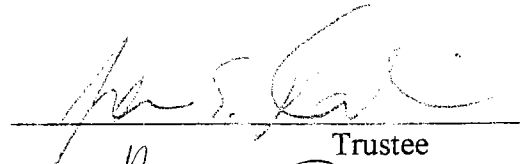
Trustee



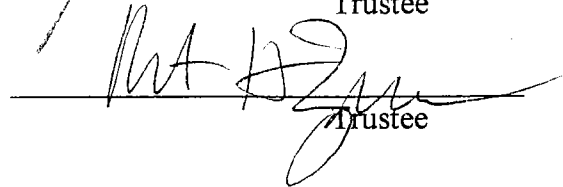
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