

RULES AND REGULATIONS  
ADOPTED FOR THE

SALT WORKS VILLAGE SOUTH CONDOMINIUM TRUST

DENNISPORT, MASSACHUSETTS

as of December 12, 2015

1. All units will be kept clean and in good repair. Nothing will be swept or thrown from the units into halls, ventilators, or other parts of any building or upon the Common Areas. Refuse will be placed in containers located in the Trash Room in the basement of each building or in such places as designated by the Trustees or their agents. Special arrangements are required for the disposal of electronics, appliances, furniture, and other large or heavy items. Information for the disposal of these items is posted in the Trash Room of each building. The removal of such items will be the responsibility of each unit owner and be at his or her own expense.
2. Sidewalks, entrances, vestibules, stairways, corridors, halls, landings, and fire exits will not be obstructed, encumbered, or used for any purpose other than entering and exiting from the units. All Common Areas will be kept clean and unobstructed at all times. Except in those areas designated the Trustees, there will be no playing, lounging, or storage of personal items by unit owners. Storage in the areas designated by the Trustees will be at the unit owner's sole risk.
3. Neither the Trustees nor their agents will be responsible for any loss or damage to items that are delivered or have failed to be delivered to Unit Owners.
4. No loud or annoying noises and objectionable or noxious odors will be created in any unit. Corridor doors will be kept closed at all times except when in actual use. The volume of televisions, radios, musical instruments, and other sound producing devices will be kept at a low level between 10:00 P.M. and 8:00 A.M. Dishwashers will not to be used after 10:00 P.M.
5. Sinks, toilets, and tubs will not be used for any purpose other than those for which they are designed, nor will any sweepings, rubbish, rags or other articles be thrown into them. The use of Drano, Liquid Plummer, or other similar cleaners is strictly prohibited. Any damage resulting from the misuse of any sink, toilet, or tub in a unit will be repaired and paid for by the unit owner responsible.
6. No sign, advertisement, or notice will be affixed to the outside of any building or hung on any window or window sill.
7. No fixtures or objects of any kind will be attached to the exterior walls or any portion of the buildings. All window treatments will be either neutral colored curtains or blinds. Any deviation from the above must have the prior written consent of the Trustees.
8. The laundry room is to be used on a first come, first served basis. All laundry will be removed immediately upon the completion of washing or drying. If laundry is not removed from either the washers or dryers upon completion of the washing or drying cycle, persons waiting to

use the machines may remove the laundry. The hours of operation will be posted by the Trustees in each Laundry Room and are subject to change. No clothing or other articles are to be dried on the roof or from a window of any unit or building.

9. **ALL ROOF ACCESS IS STRICKLY PROHIBITED** unless prior written approval is granted by the Trustees i.e. a roofing contractor or alike.

10. The storage of any flammable, combustible, or explosive fluid, material, or chemical substance, except those commonly used for household purposes, is strictly prohibited in all areas of the Condominium. Unit owners will maintain all storage units in such a manner that they are accessible.

11. All personal items will be removed from the Common Areas each night. All personal items will be stored in either a unit or its storage area. Leaving personal items in the Common Areas is prohibited. If personal items are left in the Common Areas overnight, written notification to remove the items within forty-eight hours will be given to the responsible unit owner by the Trustees. After that time, the Trustees may remove and dispose of the item(s) in their sole discretion with any cost incurred to be borne by the unit owner. No unit owner shall permit anything to be done or anything to be kept in his or her unit, storage area, or in the Common Areas which would result in the cancellation or any increase in the premium of any insurance policy maintained by the Trustees for the Condominium or which would be a violation of any law.

12. Any key(s) given by a unit owner to the Trustees or their agents shall be at the unit owner's sole risk and neither the Trustees nor their agents will be liable for any injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom. Unit owners will not give keys to non-family members for the security doors or for access to the Common Areas without the written consent of the Trustees.

13. No vehicle belonging to a unit owner or to an employee, guest, licensee or visitor of a unit shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the building or parking lots by any other vehicle.

14. The Trustees or their agent may from time to time curtail or relocate any space devoted to storage or service purposes in the basement of the building.

15. The Trustees or their designee shall have the right of access to any unit for the purpose of making inspections, repairs, replacements or improvements, or to remedy certain conditions which would result in damage to other portions of the building. In the event they find vermin, insects or other pests, they may take such measures as they deem necessary to control or exterminate same.

16. No Trustees/designee shall be sent out of the building by any unit owner at any time for any purpose.

17. 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 buildings.

18. All window air conditioning units will be in kept in proper working condition. No unit owner will permit any air conditioning unit to make any noise which unreasonably disturbs other Unit Owners or occupants or interferes with the use and enjoyment of their units. If a unit owner fails to keep any air conditioning unit in good order and repair, the Trustees may request the removal of the unit. An air conditioning unit will not be reinstalled until it has been repaired or replaced and approved by the Trustees.

19. No bird, reptile or animal of any kind shall be permitted, kept or harbored in the buildings or on the premises, except as may otherwise be permitted by the Trustees in writing. Visitors are not allowed to leave pets in vehicles on the premises.

20. Nothing shall be altered or constructed in or removed from the Common Areas, except upon the written consent of the Trustees.

21. No public hall of any buildings shall be decorated or furnished by any unit owner in any manner.

22. 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 alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit.

23. No washing of motor vehicles will take place at the Condominium. Parking spaces are to be used only for private Passenger vehicles. Small non-commercial pick-up trucks are permitted, except those with campers installed, after market bed roofs, over-sized bodies, off-road modifications, or over-sized tires, etc. The parking of commercial vehicles, trailers, or boats is prohibited. Unit Owners will not keep motorcycles, motorized mopeds, all-terrain vehicles, or other motorized equipment at the Condominium. All permitted motor vehicles must have current registrations, inspection stickers, and be operable. In the event of any violation of this rule, written notification will be given by the Trustees to the unit owner to correct the violation within forty-eight (48) hours. If the violation is not remedied to the satisfaction of the Trustees, the vehicle will towed at the unit owner's' expense.

24. The Trustees, or their designated agents, will retain a key to each unit. No unit owner will change any lock or install a new lock on any door of a unit without the prior written consent of the Trustees. If consent is given, the unit owner will provide the Trustees, or their designated agents, with the new key.

25. The Trustees may restrict the number of guests that may use the swimming pool.

26. Rules of behavior for the swimming pool area may be promulgated by the Trustees, and all unit owners and their families and guests must abide by such rules.

27. Complaints regarding the services of the buildings shall be made in writing to the Trustees or their agent.

28. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Trustees.
29. The storage areas assigned to the unit owners shall not be used for human habitation or sleeping quarters. Said restrictions shall not prohibit use of the storage area as an office, hobby room, or work room provided that such use is consistent with all of the foregoing rules and regulations.
30. A Tenant of a Unit Owner will not, at any time, have the right to have guests at the Swimming Pool without the consent of the Trustees.
31. The Village Room shall not be used by a guest of the Unit Owner unless said Unit Owner is present at all times. A Tenant of a Unit Owner shall not have a right to the use of the Village Room.
32. When Owners rent their Unit, they forfeit the right to use the Pool and all other facilities.
33. Owners are liable for all damages to Common Property caused by themselves, their guests, or their Lessees, including, but not limited to, damage done to the buildings and hall carpeting, caused by taking in, moving or removing furniture or other articles to or from their respective apartments. Owners may be liable for damage to other apartments caused by water, etc., originating from an Owner's apartment. (Owners should review their insurance coverage).
34. Unit owners must park their cars in the spaces assigned to them unless written consent to use another space has been given them by the Trustees.
35. All window A/C units must be removed by Columbus Day weekend each year.
36. No Tenant/Owner shall install and or operate their own individual Laundry Equipment in their own Unit or elsewhere on the premises.
37. Unit Owners of second cars in Buildings #10 and #12 are to park such cars in the unassigned spaces at the building where they reside. The unassigned center parking spaces in front of Building #18 are for second cars of Unit Owners of Building #18.
38. Smoking is prohibited in the Village Room of Building 18.
39. Unit Owners are not permitted to have or install any Garbage Disposal to the plumbing in their Units.
40. Unit Owners are not allowed to change any floor areas originally carpeted to any other type of flooring. Any Units that have been changed must, at all times, keep any walk areas so changed with carpeting.
41. No one is allowed in the swimming pool unless another adult person is present at all times.

42. Any violation of the Rules and Regulations will be subject to a fine of Fifty (**\$50.00**) Dollars. Each day a violation exists will be considered a separate violation. Fines will be levied only after the unit owner charged with the violation has been given written notice of the violation and provided with an opportunity to explain to the Trustees why the fine should not be imposed. All fines will be due and payable within thirty (**30**) days of being levied. Any fines which remain unpaid will constitute a lien on the owner's unit and will be collected in accordance with General Laws, Chapter 183A, Section 6.

43. Smoking is prohibited in all Units and all common areas of Salt Works Village South Condominium Trust; however Trustees may make reasonable accommodations for people with medical prescriptions. As such, no person may smoke or carry any kind of lighted pipe, cigar, cigarette, tobacco, or any other smoking apparatus, equipment or product inside any building or Unit, or outside on the property, including by way of illustration and not by way of limitation, lawns, gardens, parking areas, pool area, all storage rooms, entry ways, hallways, laundry rooms, boiler rooms, village room, and trash rooms.

44. The use and the cultivation of marijuana throughout the condominium, including all condominium units and common areas, are prohibited.

The Trustees in their sole discretion may make reasonable accommodations for unit owners, their tenants and members of their immediate families residing in the condominium unit to use marijuana for medicinal purposes.

The individual concerned must document with a note from their prescribing physician that he or she has a debilitating medical condition that requires that he or she use the drug, demonstrate that there are no drugs other than marijuana that could provide comparable relief, and establish that marijuana may not be administered by means other than smoking.

The Trustees may require that smoke from medicinal marijuana be contained solely within the individual's unit and by the use of an appropriate filtering system purchased solely at the owner's expense.