

SEVILLE CONDOMINIUMRULES AND REGULATIONSUSE IN COMMON AREAS AND COMMON FACILITIES OF THE CONDOMINIUM

A.1. Except as hereinafter expressly provided otherwise, there shall be no obstruction of the common areas or facilities of the Condominium, nor shall anything be stored in the common areas or facilities without the prior written approval of the Trustees.

A.2. Nothing shall be hung from the windows, or placed upon the window sills, nor shall any rugs or mops be shaken or hung from or on any of the windows or doors. No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of a Unit or exposed on the common areas or facilities of the Condominium. No accumulation of rubbish, debris or unsightly material will be permitted in common areas or facilities of the Condominium except in designated trash storage areas, nor shall common areas or facilities be used for the general storage of personal property. No clothes shall be hung or dried outside of the Units in the common areas or facilities of the Condominium.

A.3. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness.

A.4. No Residential Unit Owner shall make or permit any noxious or offensive activity or disturbing noises in the Units or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Unit Owners. No Residential Unit Owner shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker or other such device in such unit between the hours of one o'clock a.m. and the following nine o'clock a.m., if the same shall disturb or annoy other occupants of the Units, and in no event, shall any Residential Unit Owner practice or suffer to be practiced either vocal or instrumental music for more than two hours in any day or between the hours of six o'clock p.m. and the following nine o'clock a.m. No Residential Unit Owner shall give vocal or instrumental instruction at any time.

A.5. Nothing shall be done or kept in any Unit or in the common areas and facilities which will increase the rate of insur-

ance of any of the Buildings or contents thereof, without the prior written consent of the Trust. No Residential Unit Owner shall permit anything to be done, or kept in his Unit, or in the common areas and facilities which will result in the cancellation of insurance or increase in premiums therefor on the holding, or contents thereof, or which would be in violation of any law.

A.6. All Unit Owners shall comply with the rules and regulations of the New England Fire Rating Association or other insurance inspection or rating bureau having jurisdiction and with the rules and regulations contained in any fire insurance policy upon any building of the Condominium or the property contained therein.

A.7. Damage by fire or accident affecting any Unit, or the common areas and facilities, or the liability of the Unit Owners or the Condominium Trust shall be promptly reported to the Trustees immediately following the occurrence thereof.

A.8. No exterior shades, awnings, window guards or ventilators will be used in or about the Units except such as shall have been approved by the Trust.

A.9. No sign, notice or advertisement including for sale or for rent signs shall be inscribed or displayed by the Unit Owners except such as shall have been approved in writing by the Trust; nor shall anything be projected out of any window of the Units without similar approval.

A.10. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Trust may direct.

A.11. No Unit Owner shall employ any employee of the Trust or the Managing Agent, if any, on any private business of a Unit Owner without permission of the Trust or Managing Agent, respectively.

A.12. No dogs or other animals, birds or pets shall be kept in or about the Units without the Trust's written consent and consent so given may be revoked at any time.

A.13. No radio or television aerial shall be attached to or hung from the exterior of the Units without the written approval of the Trust.

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A.14. No vehicle belonging to a Unit Owner or to a member of the family or guests, tenants or employees of a Unit Owner shall be parked in such manner as to impede or prevent ready access to and from the parking areas.

A.15. No use shall be made of common areas and facilities except such as shall be permitted by the Trust. Except in areas designated as such by the Trust, there shall be no playing lounging, or parking of baby carriages or playpens, sand boxes, bicycles, wagons, toys, vehicles, benches, chairs, or any other items of personal property on any part of the common areas and facilities.

A.16. Any consent or approval given under these rules by the Trust shall be revocable at any time.

A.17. All drapes or other window coverings in the units must be white and uniform, except with the prior written consent of the Trustees.