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AMENDED RULES AND REGULATIONS
OF THE
NORTHEAST TERRACE CONDOMINIUM TRUST
ADOPTED UNDER ARTICLE VII OF THE
DECLARATION OF TRUST AND BYLAWS OF THE
NORTHEAST TERRACE CONDOMINIUM TRUST

The Rules and Regulations (Rules) of the Northeast Terrace Condominium Trust Association (NTCTA) as set forth in Section 1.1 of the Northeast Terrace Condominium Trust, are hereby enacted and enforced-by the Board of Trustees (Board) and may be amended from time to time. The goal of the Board in determining the Rules is to provide a peaceful haven for all residents. The Board recognizes and encourages this diverse community and provides these Rules in an effort to preserve the peaceful habitation of all occupants.

1. Occupancy: Maximum occupancy shall not exceed (a) Two adults in a one or two bedroom unit, or (b) three adults in a three bedroom unit. If the occupancy of a unit exceeds the number stipulated in a or b, the unit owner must notify the Board within 14 days with the means to rectify the situation. The maximum number of vehicles allowed, regardless of the number of occupants shall be **2 cars per unit.**

2. Pets: No dogs, whether owned by tenants or unit owners, are permitted at Northeast Terrace Condominiums. Visiting dogs must be on a leash and under constant control of the owner of the dog. Visitors are responsible for cleaning up after their dog. All other pets must be approved by the Board of Trustees and must remain indoors.

3. Common Areas: Common areas include all areas not individually owned and are not limited to driveways, sidewalks, entrances, lawn, and laundry rooms. Patios are also common areas, but are the unit owner's "exclusive right to use areas". Common areas are for the use and enjoyment of all occupants. They shall not be used in any manner that obstructs the ingress to or egress from the dwelling units in the buildings. All personal property shall be contained within the individual units or the assigned storage area. No sign, notice, or advertisement shall be inscribed or exposed on or at any window, common area, or other part of the unit.

4. Storage Areas: Each unit has an assigned storage area , marked by the unit number. The Association assumes no liability for the safety of any personal items and residents store their belongings in the storage areas at their own risk. Storage units are for the use of the **resident** of the residential unit. Personal items may not be stored outside the storage area and are subject to disposal without notice. The Board strongly advises against keeping any items of value in the Storage areas. Keeping of flammable liquids such as gas, oil or cleaning solvents is strictly prohibited.

5. Laundry rooms: Washing machine and dryers are located in the basement areas of each building. In consideration of others, do not leave completed washed and dried clothing unattended. Please keep doors to these areas closed at all times as they are fire doors and to avoid vandalism and unauthorized use.

6. Exterior Repairs: Any exterior repairs may not be undertaken without the prior written authorization of the Board. All contractors employed must be licensed and insured (certificates of insurance included with the proposed plans for repair) with Northeast Terrace Condominiums included as "Additional Insured".

7. Exclusive Right to Use Areas: In order to maintain the aesthetic appeal of Northeast Terrace Condominiums, "exclusive right to use areas" should be kept neat and clean, and should not be used for storage. No object, sign, antennae or cable dish shall be fastened in any way to the exterior of the units without written permission from the Board.

8. Noise: No resident shall make or permit any loud noises or offensive activities in the units or common areas which would interfere with the rights, comfort, or convenience of other residents. All home improvements, vocal or instrumental music practice or other such activities should be performed between **the hours of 9:00 AM and 9:00 PM**. Notice must be given to the Board and other residents of the building of any party or gathering of over 15 people at least 3 days prior to the activity including date, time, place and number of attendees. There is no guest parking provided for attendees of any such event.

9. Business Activity: Northeast Terrace Condominiums is a dwelling place, and as such no business activity that involves employee and/or client traffic is permitted. Tag sales may be permitted with the prior permission of the Board but the Board must be given a minimum of 1 weeks advanced notice and held on the lower lawn by Northeast Street.

10. Unit Rental: Prior to leasing or renting of any unit, an application to rent under the provisions of the Master Deed, Section 1, Paragraph 8, Section C. must be presented to the Board for approval. The Board will review and approve or reject the application within three working days of receipt based on compliance with the Bylaws or Rules and regulations of NETCT. **Undergraduate students will not be accepted by the Board.** Applications will be provided by Management upon request, and proper submission is the responsibility of the unit owner. Applications must be submitted no less than 7 days prior to new tenants moving in. Investor owners are responsible for the acts or omissions of the tenants, guests, family members, contractors, or licencees and shall be liable for violations of any rules or regulations by said tenants, guests, family members, contractors or licencees. A penalty of \$200 will be assessed against any unit owner in violation of this provision.

11. Heating: In order to avoid frozen pipes, thermostats in each unit must be set no lower than 55' during the heating season. Unit Owners are responsible for damage to the unit, any common area, or any other unit resulting from failure to comply with this rule. Unit Owners must notify management if a unit will be vacant for more than two weeks.

12. Air Conditioners: Installation of air conditioner units must have prior written approval of the Board of Trustees. Unit owners are responsible for any damage to other units and common areas arising from air conditioner installation and use. The Board reserves the right to deny the use of an air conditioner if it is deemed to cause excessive noise or vibration or in any other way infringes upon the rights of other occupants or the architectural integrity of the building.

13. Grills: Grills are not permitted on decks or within 10 feet of the building per the Town of Amherst Fire Code.

14. Refuse: The dumpster and recycling bins are for everyday household waste. Large items such as furniture, mattresses, discarded computers, etc. are not permitted in the dumpster and should be disposed of elsewhere at the Unit Owner's or tenant's expense. The Town of Amherst requires Unit owners /tenants to utilize the recycling process appropriately. Please flatten all boxes before depositing in the recycling bins.

15. Parking: Each Unit is provided one marked parking space. All other vehicles shall park in designated visitor parking. Parking along the driveway shall only be permitted if visitor parking is full and then only for brief periods of time. All vehicles must have current license plates and registration stickers and be operational. Commercial vehicles, trucks larger than a passenger vehicle, recreational vehicles and campers are prohibited from parking at Northeast Terrace. During winter months vehicles must be moved to accommodate snow removal. Parking violations may result in towing at the vehicle owner's expense and without notice.

16. Washing of cars: Washing of cars and vehicles on common areas, parking lots or visitors parking area is prohibited.

17. Alcohol: Alcoholic beverages should be kept within individual Units and the accompanying "exclusive right to use" area. No open containers will be allowed in the common areas of the condominium.

18. Keys: All keys (unit door, mailbox, laundry room) should be turned over at the time of sale or turn over of a tenancy to the registered owner of the unit. Any lockout (either by unit owner or tenant) must be handled individually by calling a locksmith. Management does not retain keys to each unit and will be of no assistance in the event of a lost key or lockout. There is a \$10 charge for replacement of a lost laundry room key.

19. Monthly maintenance fees: Each unit is invoiced monthly for their condominium fees, heat and hot water usage, and any special assessments. Fees are due on the 1st day of each month. If payment is not received by the 10th of the month, a Late Fee of \$10 and interest at the current prime rate are assessed. Failure to pay the monthly payments and late fees could result in further legal action and a lien placed on the condominium unit by the Association.

20. Insurance: The Board of Trustees shall provide insurance for the Association as set forth in Article VII, Section E of the Declaration of Trust of the Northeast Terrace Condominiums. Unit Owners are responsible for providing fire and extended coverage insurance upon all personal property, fixtures and other property within the boundaries of their units.

21. Violations and fines: Any violation of the Rules by the Unit owner, guest, visitor or tenant may result in a fine of up to \$100/day. Written notification of any violation will be sent to the Unit Owner via certified mail at the last known mailing address with notice to rectify the violation within 7 days. Payment by the unit owner is due within ten (10) working days of receipt of said violation . Failure to pay the fine will result in any legal fees and cost of collection resulting in a lien on the offending unit.

22. The Rules and Regulations may be added to, amended or repealed at any time by a vote of the majority of the Trustees or by a written instrument signed by a majority thereof.

The Rules and Regulations of the Northeast Terrace Condominium Trust are hereby amended and adopted at the meeting of the Board of Trustees on Nov. 30, 2012

Frank Stolle

Nancy Schwartz

Rose Mary Mok

Mohammed Abdelaal

Mark Lange

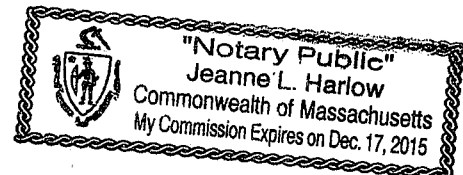
COMMONWEALTH OF MASSACHUSETTS

Hampshire, s.s.

Date: 11/30/12

Then personally appeared on this date of Nov. 30, 2012, the above named Frank Stolle, Rose Mary Mok, Mohammed Abdelaal, Mark Lange and Nancy Schwartz and proved to me through satisfactory evidence of identification, which was personal knowledge to be the person who signed the preceding documents in my presence and acknowledged to me that he/she signed it voluntarily for its stated purposed.

Jeanne L. Harlow
Notary Public
My commission expires:



ATTEST: Hampshire, Patricia A. Filiza, REGISTER
PATRICIA A. FILIZA