

RULES AND REGULATIONS

Ocean Pines Condominium (the "Condominium") in Bourne, Massachusetts, has been created with the objective of providing congenial, enjoyable and dignified residential living. In order to accomplish this objective, the Trustees of the Condominium (the "Trustees"), responsible for the administration, operation and maintenance of the Condominium pursuant to the By-Laws of the Condominium Trust, have adopted the Rules and Regulations set forth below.

In order for the Unit Owners to better understand the Rules and Regulations, the defined terms used in the Master Deed of the Condominium and the Condominium Trust are used herein with the same meanings as used in said documents, except that, whenever these Rules and Regulations impose a duty or obligation upon a Unit Owner or a Rule which a Unit Owner is to observe, obey and comply with, the term "Unit Owner" shall have the meaning defined in the Master Deed, and in addition, when the context permits, shall include all family members, guests and invitees thereof, and any occupants of Units in the Condominium.

The Rules and Regulations may not please everyone, as it is impossible to satisfy each and every individual. The Trustees, however, feel that the Rules and Regulations will enhance the experience of all persons living in the Condominium.

1. Antennas, etc. Unit Owners may not place antennas, flags, signs, decorative items or the like, on any portion of the Building, except that (a) a single satellite dish reasonable in size may be installed by a Unit Owner, and only on that portion of the Building in which his or her Unit is situated and in a location which is not visible from the street, and (b) Unit Owners may place their names and/or addresses on that portion of the Building in which their respective Units are located. Moreover, no clothes lines, drying racks, decorative items, flags (with the exception of the American Flag), sports or athletic equipment or the like may be placed on any portion of the Common Areas and Facilities (including but not limited to the Common Exclusive Area) unless approved by all Unit Owners. Holiday decorations are permitted within the Condominium, but shall be removed by the Unit Owner no later than 15 days following said holiday and may be displayed no sooner than 30 days preceding said holiday.
2. Radios, Phonographs, Musical Instruments. The volume of television sets, radios, phonographs, musical instruments and the like shall be turned down between 11 P.M. and 8 A.M. the next morning, and shall, at all times, be kept at a sound level which will not disturb or annoy the occupants of the other Units.
3. Abuse of Mechanical Systems. The Trustees may charge to a Unit Owner any damage to the mechanical, electrical or other building service systems of the Condominium caused by such Unit Owner by misuse of such system.
4. Pets. Common household pets, such as dogs, cats, small caged birds, fish and common small caged animals, may be kept by the Unit Owners in the Units unless specifically prohibited by the Trustees, provided, however, no pets shall be allowed for any tenant, guest or other such

person occupying a Unit, and provided further that no Unit Owner may have more than one (1) dog of not more than forty (40) pounds, and no Unit Owner may have more than two (2) cats. No Unit Owner is permitted to keep the Pit Bull, Chow, Doberman or Rotweiller breed of dog in the Units. No Unit Owner is permitted to keep exotic animals in the Units. The owner of the pet assumes full liability for all damage to all persons or property, and to the Condominium Trust, caused by such pet. In no event shall dogs be permitted in any part of the Condominium unless under leash. All dogs must be licensed by the proper authorities, and the owner is responsible for having pets properly and fully inoculated. Pet dogs or cats may be staked near the pet owner's deck only while the Unit Owner is on the premises. Pet leashes and/or chains may not be attached to fence posts or pipes. Unit Owners shall be required to immediately pick up deposits made by their dog or cat in any part of the Condominium, including all common exclusive easement areas. Unit Owners are responsible for repair of urine kill areas caused by their pets. The Unit Owner shall indemnify the Condominium Trust and hold it harmless against any loss or liabilities of any kind or character whatsoever arising from or growing out of having any pet in a Unit or other portions of the Condominium.

5. Parking and Storage. Parking for each Unit is restricted to two (2) permanent registered private automobiles, pick-up trucks and/or vans for the personal use of the Unit Owners. No unregistered motor vehicles, trailers, boats, watercraft, campers or any commercial or recreations vehicles may be parked or stored in the common areas at any time. Snowmobiles, bicycles, motorcycles, motor scooters, mopeds, canoes, floatation devices and the like may be kept on the Premises, but only in the interior of any Unit. Neither parking nor driving on the grass is permitted at any time. No temporary or permanent storage sheds are allowed within the Condominium. All of the furnishings, items of personal property, effects and other items of Unit Owners and persons claiming by, through or under said Owners may be kept and stored at the sole risk and hazard of said Owners, and if the whole or any part thereof shall be destroyed or damages by fire, water or otherwise, or by the 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 Trust, except that the Condominium Trust shall in no event be exonerated or held harmless from liability caused by its negligence.

6. Repair and Condition.

(a) The exterior of the Building shall be maintained in a clean and orderly condition and be of a consistent and harmonious appearance.

(b) The entire exterior exposed surface of the foundation and the exterior of the Building shall remain a single color or shade, and the exterior color of the doors and shutters shall always match. The roof of the Building shall remain a single shade or color.

(c) Unit Owners shall keep their respective Units in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

7. Trash. Trash must be stored in containers within each Unit.

8. No Offensive Activity. No noxious or offensive activity shall be carried on in any Unit, or in the Common Areas and Facilities (including but not limited to the Common Exclusive Areas), nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owner or occupants. No Unit Owner shall make or permit any disturbing noises by himself or herself, or by his or her family, servants, employees, agents, tenants, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the other Unit Owner.

9. Equipment Compliance. All radio, television or other electrical equipment 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 or other electrical equipment in such Unit.

10. Flammable Materials, etc. Unit Owners, their agents, servants, employees, licensees or visitors shall not, at any time, bring into or keep in the Units or any portion of the Common Areas and Facilities any combustible or explosive fluid, material, chemical or substance, except such lighting, cleaning or other fluids, materials, chemicals and substances as are customarily incident to residential use.

11. Barbeque Grills, etc. Barbeque grills are permitted in the rear patio and deck area only. There shall be no barbeque grilling in garages or in front of or on the side any Unit. Propane gas shall not be stored in the garage.

12. Garage Sales. Garages sales, rummage sales and yard sales are not permitted in any part of the Condominium.

13. Children's Play Equipment. Children's play equipment may only be used in the Unit Owner's common exclusive easement area and must be removed daily and stored within the Unit.

14. Bird Feeders. Bird Feeders, feeding trays and bird baths are permitted on decks, rock beds and patios only. The Unit Owners shall be solely responsible for pulling the resulting weeds and cleaning the bird droppings regularly.

15. Clotheslines. Clotheslines are not permitted within the Condominium.

16. Sale of Condominium. One real estate sign for the sale of a Unit is allowed in the window of the Unit for sale. No signs are permitted within the common areas.

17. Landscape, etc.. Tasteful flowers or plants may be planted or hung by the Unit Owner in the area surrounding said Unit without the approval of the Trustees. A Unit Owner may install brick or stone set in sand or stone dust within the rear patio or deck area appertaining to said Unit without the approval of the Trustees.

18. 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), which bill shall enclose a copy of the tax bill issued by the Town of Plymouth. Each Unit Owner will forward payment of his or her percentage interest in the total tax bill to the Trustees by check made payable to the Trust or the Town of Plymouth no later than ten (10) days prior to the date on which payment may be made without incurring a penalty or interest thereon. Late payments by a Unit Owner must be made payable as directed by the Trustees, and will include interest and penalties as charged by the Town of Plymouth for late payment, together with costs of collection incurred by the Trustees, including reasonable attorney's fees. If taxes are collected by holders of mortgages on Condominium Units, each Unit Owner shall be responsible for causing the mortgage holders to forward payment as required above.