



7 Silver Hill
Natick, MA 01760
(508) 655-5800
Fax: (508) 653-9463
Natickgreen@verizon.net

Welcome to Natick Green Condominium Trust!

This Welcome Packet provides **Residents** with important documents and policies adapted by the Board of Trustees and Management office. In your Welcome Packet you will find information on:

- Office Registration Form
- Addendum to Lease Agreement
- Annual Unit Inspections
- Antenna Restrictions
- Bed Bug Policy and Fact Sheet
- Grill Area Rules
- Lock Outs
- Parking Regulations and Towing
- Recycling
- Rules and Regulations
- Site Map
- Verizon Fios

You can also find the above information on our website: www.natickgreen.org. Any other questions or concerns you may have will be covered in the Rules and Regulations handout. If you still have questions regarding any topics that are not covered in the Rules and Regulations, please call the office at 508.655.5800.



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Owner, New Owner or Tenant Office Registration Form

Please print legibly throughout this form

Today's Date: _____

Owner Information

Owner Name: _____ Address: _____ Phone: _____

Email Address _____ Owner occupied unit? _____ Yes or _____ No

Lease Unit Address: _____ # _____, Natick MA 01760. Lease Start: _____ End: _____ Rent\$ _____
market rent comparison

Emergency contact name and number: _____
If we are unable to reach you, who can we leave a message with that can contact you?

☐ Please attach a copy of your most recent 2017 – 2018 Home owners Insurance policy for our records.

Tenant Information

Lease Signer Name: _____

Co-Signer Name: _____

Other Occupant/s Name: 1. _____ 2. _____ 3. _____

Tenant Phone #1 _____ #2 _____ Email _____
Please use your best contact number first using cell, home office etc.

Emergency contact name and number: _____
If we are unable to reach you, who can we leave a message with that can contact you?

Please register in person with office as soon as possible. Office hours are Monday Through Friday 9am to 5pm.

Unit Registration for Owner, New Owner or Tenant:

Once you and your family are registered with the office you will receive:

Parking Permit(s) - a maximum of two vehicles are allowed per condominium. To receive a parking sticker, you must bring in your valid license and registration. Without the sticker, vehicle will likely be towed from the property at your expense. All other vehicles should park in visitor parking. Pool Pass and laundry card if needed.

Office use only

- ☐ Signed Rules and regulations acknowledgement and acceptance (Both Owner Occupied or Tenant)
- ☐ Copy of signed lease submitted (Tenant) or Deed (New Owner) submitted
- ☐ Move in inspection sheet (Tenant)

Pool pass # 1. _____ 2. _____

Vehicle 1. Reg: # _____ Color _____ Make _____ Model _____ Permit# NG _____

Vehicle 1. Reg: # _____ Color _____ Make _____ Model _____ Permit# NG _____

ADDENDUM TO LEASE AGREEMENT

The lessee, _____ acknowledges that this rental unit is part of the Natick Green Condominium and that this lease is subject to the Rules and Regulations of the Natick Green Condominium as of this date and as may be amended from time to time during the term of this lease, including any extensions or lease renewals. Further, the lessee acknowledges, that a violation of the above referenced rules and regulations is a violation of this lease and subject to the seven (7) day notification terms of said lease.

If Lessee(s) decide to install a washing machine, Lessee(s) **MUST** use stainless steel water hoses. (Failure to do so will make tenant liable for any resulting damage). Inspections of hoses will be performed periodically.

Lessee(s) understand that neither the Lessor nor Natick Green Condominium. Trust will be responsible for any personal property damage or loss of use in the event of Property damage, (i.e. a flood, a fire, etc.) and therefore a renters insurance policy is strongly advised that not only provides personal property coverage but also loss of use coverage.

Please sign below in acceptance of the above-mentioned rules and regulations.

Lessee

Date

Lessee

Date

Lessee

Date

NATICK GREEN CONDOMINIUM

RESOLUTION

ANTENNA RESTRICTIONS

We, the undersigned, being a majority of the Board of Trustees of the Natick Green Condominium Trust under Declaration of Trust recorded with the Middlesex South Registry of Deeds in Book 17631, Page 35, pursuant to Article V. Section 5.6 of said Declaration of Trust do hereby adopt the following resolution relating to antennas:

1. Definitions.
 - (a) Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structure are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission standards for radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight, and appearance to Reception Antennas.
 - (b) Transmission Antenna means any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than a reception antenna.
2.
 - (a) No resident shall install a Reception or Transmission Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted to the unit where the resident resides pursuant to the provisions of the Master Deed creating the condominium.
 - (b) A Reception or Transmission Antenna which encroaches on the air space of another owner's unit or limited common area or onto the general common areas does not comply with this rule.
3. If a Reception or Transmission Antenna is installed in a limited common area or exclusive use area as defined in the Master Deed, such installation shall be subject to the following:
 - (a) Reception Antennas shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services be larger than one meter in diameter.

- (b) Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet in height must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.
- (c) Reception and Transmission Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require an Antenna to be placed where it precludes reception or transmission of an acceptable quality signal unless no acceptable reception is available in any limited common area or exclusive use area. In no event may Antennas be installed on roofs or other common areas. Residents must first attempt to install the Antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the Antenna on their own exclusive use balcony or patio area. Connections of wiring must be through the glass of the nearest window or sliding glass door of the unit owner and may not be connected through general common areas.
- (d) Antennas or similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels or other areas necessary for the safe operation of the project. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.
- (e) Antennas or similar structures shall not be placed within two feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this rule is to prevent injury or damage resulting from contact with the power lines.
- (f) If Antennas are allowed to be placed outside the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Antenna from view provided that the screens or plants will not preclude reception of an acceptable quality signal.
- (g) Any resident installing a Reception Antenna or maintaining, or using a Reception or Transmission Antenna shall do so in such a way that does not materially damage the general common elements or the units, void any warranties of the Association or other owners, or impair the watertight integrity of the buildings.
- (h) The residents who own or use Reception or Transmission Antennas are responsible for all costs associated with the Antennas including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Antennas; (b) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of the Antennas; (c) pay

for medical expenses incurred by persons injured by installation, existence, or use of the Antennas; and (d) reimburse residents or the Association for damages caused by the installation, existence, or use of the Antennas.

- (i) Residents shall defend, indemnify and hold harmless the Board of Trustees, the Association and its members from all claims, demands or liability arising out of or in connection with the Antenna whether such claims, demands or liability are caused by the Resident, Resident's agents, employees, contractors or subcontractors employed in connection with the installation, repair, maintenance or use of the Antenna.
- (j) Due to safety concerns relating to the falling of structures, all Antennas shall be securely attached to the building or ground and shall have guy wires securing the device to the building or ground but only if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.
- (k) Residents shall not permit their Antennas to fall into disrepair or to become a safety hazard.
- (l) Transmission Antennas are required to be installed by a professional installer to minimize the possibility that Transmission Antennas will be placed in a location that is likely to expose people to the transmit signals at close proximity and for an extended period of time.
- (m) Transmission Antennas must be installed in such a manner that people are not easily able to venture into and interrupt the transmit beams. The purpose of this rule is to protect users and the public from radio frequency exposure in excess of the FCC's limits.
- (n) In order to ensure compliance with FCC labeling requirements, Transmission Antennas must contain the ANSI-specified warning symbol for radio frequency exposure as required by the FCC and must contain labels which reference the FCC's applicable radio frequency exposure.

4. Process and Procedure

In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. To the extent permitted by the FCC, the Association shall be entitled to fines, reasonable attorneys' fees and costs and expenses if the regulation is validated and the violation of the regulation is not corrected within 21 days after the validation. In addition the Association may seek injunctive relief.

- 5. Fourteen (14) days after the completion of any installation, the residents are requested to provide a copy of the Notification Form attached hereto to the Board. All installers employed to install Antennas must carry liability insurance.

6. The resident is responsible for the immediate removal of the Antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed.
7. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.
8. The Board may amend this Resolution from time to time as it deems necessary.

In all other respects the Rules and Regulations as hereby amended by the Resolution are hereby ratified and affirmed.

EXECUTED under seal this 25th day of April, 2001.

Majority of the Board of Trustees)
Of the Natick Green Condominium)
Trust and not individually,

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

April 25, 2001

Then personally appeared the above named Bernadette Drum,
Susan Peters, Elliot Schwartz, and Evelyn Wilcon, as
Trustees of the Natick Green Condominium Trust, and not individually, and
acknowledged the foregoing instrument to be their free act and deed, before me.

Notary Public
My Commission Expires: 10/26/02

Bed Bug Policy

December 8, 2011

Rev 2011-1

Exceptions to this Policy must be approved, in writing, by a majority of the Trustees. This Policy is effective as of the above date and replaces and supersedes all prior revisions of the above captioned Policy.

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Bed Bug Policy

December 8, 2011

Rev 2011-1

1. Bed Bug Policy Purpose

Natick Green is committed to an effective and efficient response to residents who suspect they may have bed bugs present in their condominium. This policy was created for the safety and comfort of all residents living in the building. All unit owners are accountable in accord to this policy.

2. Bed Bug Identification

If residents suspect they may have bed bugs, they should notify the Natick Green Management office at (508) 655-5800 immediately.

Since extermination is required for treatment, a licensed and insured exterminating company will need to be hired by the owner of the unit containing bed bugs. The unit owner is responsible for all applicable expenses. The Association will not pay for treatment inside an affected unit, and arrangements must be made by the Unit Owner. Natick Green has an exterminating contract with F&W Pest Control and recommends using them. They can be reached at (508) 872-3256 or www.fwpest.com.

Once a date is scheduled, Natick Green will hire the services of F&W Pest Control to inspect all adjacent units.

If it is determined that no bed bugs are found in the adjacent units, the Unit Owner will be notified immediately, and as a precaution, the resident will be asked to continue observing his/her living space and to notify the Management office immediately if there are further problems.

If bed bugs are identified in adjacent units, the Unit Owner will be notified immediately and treatment will be mandated at the Unit Owners expense. It is recommended to use F&W Pest Control. They will provide a list of instructions for the removal and laundering of personal items.

Bed Bug Policy

December 8, 2011

Rev 2011-1

3. Bed Bug Treatment

Bed bugs are a serious community issue and once bed bugs have been confirmed within their living space, ALL residents are expected to comply with all instructions given to them within 24 hours.

Bed bugs hide in many places...in beds, closets, furniture, behind pictures, in tiny cracks in the wall...so inspections and treatments must be thorough. Pest control technicians need your cooperation in order to control bed bugs successfully.

Before technicians can treat your home, you must prepare your home for proper service. Here's how:

- Strip your beds
Remove and wash all sheets, blankets, mattress covers, pillowcases, etc. from your beds. ... Fold and place the items in plastic bags or seal in tight containers. Do not put them back on the bed until the evening after the pest control service has been completed.
- Remove everything from bedroom closets
Your closets must be empty of all items. Also, empty all dresser drawers and night stand drawers. Take everything out of any other furniture near the beds. Remove all clothing, toys, boxes, etc. from bedroom floors. Place items in living room.
- Wash ALL clothing, towels and other linens
This means everything. Place the clean items inside plastic bags or seal-tight containers and move them into the living room until after treatment.
- Vacuum
Vacuum floors, furniture and inside closets, dresser drawers and nightstands. Also vacuum mattresses and box springs. Dispose of vacuum bag (if applicable).
- Provide access for pest control technician
Make sure the technician can get into all the closets and areas of the bedroom. If possible, move any bedroom furniture away from the walls so there is a 3 foot space between the furniture and walls.
- Avoid contact with insecticide until dry
Make sure there are no people or authorized pets in the home during treatment for at least 4 hours afterwards.

Typically multiple treatments are needed within 2 weeks of one another for a successful elimination of bed bugs.

Bed Bug Policy

December 8, 2011

Rev 2011-1

4. Bed Bug Facts

We hope these facts help you by educating you on the nature of the problem, the severity of an infestation, the need to treat it proactively, and the preventative steps that can be taken to avoid getting bed bugs in one's home. Remember...bed bugs are not a sign of poor hygiene, and thus not something to be ashamed of. Bed bugs can affect anyone..... anywhere.

Bed Bug Policy

December 8, 2011

Rev 2011-1

Bed Bug Facts

4.1 What are bed bugs?

- Bed bugs are small nocturnal insects that live by feeding on the blood of humans and other warm-blooded hosts. The adult bedbug is 1/4 inch long, 1/8 inch wide (about the size of an apple seed) and reddish brown. It is flattened from top to bottom, with an oval body that is well adapted for hiding in narrow crevices. The body may become greatly enlarged and blood-red during a blood meal, but it subsequently turns a dirty brown.
- Bed bugs are generally active at night or dawn, with a peak feeding period approximately an hour before sunrise. After feeding for five to fifteen minutes, the bug returns to its hiding place in cracks and crevices in walls, floors, and ceilings; in furniture and clothing; in seats in theaters, taxis, and on public transportation; and in any number of other areas. Although bed bugs cannot fly, they can run quickly and are small enough to easily go unnoticed. They typically walk undetected across human skin.
- Bites consist of a raised red bump or flat welt, and are often accompanied by intense itching. The red bump or welts are the result of an allergic reaction to the anesthetic contained in the bedbug's saliva, which is inserted into the blood of the host. Bedbug bites may appear indistinguishable from mosquito bites, although they tend to last for longer periods. Bites may not become immediately visible and can take up to 9 days to appear. Bedbug bites tend not to have a red dot in the center which is a characteristic of flea bites. A trait shared with flea bites, however, is the tendency towards arrangements of sequential bites. Bites are often aligned three in a row, giving rise to the colloquialism "breakfast, lunch and dinner."
- There have been no known cases of bed bugs passing disease from host to host. Extensive testing has been performed in laboratory settings which confirm this finding. Therefore, bed bugs are less dangerous than some more common insects such as the flea.
- To move from egg through adult and egg again under ideal conditions (75 to 80 percent relative humidity, 83 to 90 degrees F) may take four to five weeks; under less optimal conditions such as lower temperature and/or with fewer blood meals, development time may be longer. Adults can live several months (some say more than a year) and nymphs for three months without feeding. Under typical conditions with a host (food supply), a bedbug may be able to live more than 300 days.

Bed Bug Policy

December 8, 2011

Rev 2011-1

4.2 How do I get bed bugs?

- Bed bugs were originally brought to the United States by early colonists from Europe. Bed bugs thrive in areas with high occupancy, such as hotels. Bed bugs were believed to be altogether eradicated 50 years ago in the United States and elsewhere with the widespread use of DDT.
- There are several theories regarding the resurgence of bed bugs. One theory attribute the reemergence to DDT no longer being used for pest control and another points to the increase in international travel. A recent hypothesis regarding bedbug reappearance involves potential geographic epicenters in some states. It was determined that workers in these facilities were the main spreaders of these bed bugs, unknowingly carrying them to their places of residence and elsewhere after leaving work.
- Anyone can unknowingly pick up bed bugs from a location where they presently exist – someone's apartment, movie theatres, hotels, motels, etc. Bed bugs are equal opportunity pests – they will infest anyone, anywhere. Bed bugs are attracted to their hosts by carbon dioxide and warmth.
- Bed bugs are generally introduced into a new space in one of three ways:
 - By falling, climbing, or jumping (they can jump no more than three inches) onto a person's clothing or belongings when he/she comes into contact with an existing infestation, allowing the bed bug to "hitch a ride" to a new home.
 - When someone brings used furniture, clothing or another item that is harboring bed bugs into the space.
 - By spreading through walls and floors from an adjacent infested unit.

4.3 What SHOULD I do if I believe I have bed bugs?

- Notify the Natick Green Management office at (508) 655-5800 immediately.
- Be prepared to follow these instructions **to the letter** and in a timely manner (within 24 hours).

Bed Bug Policy

December 8, 2011

Rev 2011-1

4.4 What can be done to reduce the risk of bringing bed bugs back with me after traveling?

- First, look at the room to seek potential hiding places for bed bugs such as carpet edges, mattress seams, pillow case lining, head boards, wall trim or other tiny crack-like places bed bugs might hide
- Next, look specifically at the mattress seams for signs of bed bug activity: droppings, eggs, bloodstains or even bed bugs themselves hiding in tiny folds and seam lines.
- Never leave your clothing lying on the bed or in any other location of possible infestation. Instead, use hangers or hooks capable of keeping all cloth distant from the floor or bed. It's also a good idea to elevate suitcases off the floor on a luggage stand, tabletop or other hard surface.
- Close your suitcase or travel bag when not in use. If the bugs move over the top of your luggage, they will have greater difficulty getting inside.
- When you return from any travel it is a good idea to take your suitcase to the Laundromat so you can wash ALL items before taking the suitcase to your home. If you wash and dry your clothes at 120 degrees F before entering your residence, you will stop the spread of these bugs.

4.5 What SHOULDN'T I do if I believe I have bed bugs?

- Don't panic! Although bed bugs can be annoying, they can be battled safely and successfully if you follow all guidelines given to you.
- If you believe you have bed bugs, do NOT wait to report it. It is more difficult to get service from exterminating companies after hours. They will respond but service may be delayed.
- Do not apply pesticides on your own. Natick Green has a licensed and insured pest control company to confirm the infestation and to develop an integrated pest management plan.
- Do not move your mattress or any furniture out into the hallway. Infested furniture can be cleaned and treated. Placing infested furniture (particularly mattresses) into common areas or on the street may simply help spread bed bugs.
- Do not make plans to sleep in a different location. If you actually have bed bugs, you will only spread them to others.

**RULES AND REGULATIONS OF THE NATICK GREEN
CONDOMINIUM**

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***RULES AND REGULATIONS OF THE NATICK GREEN CONDOMINIUM
ADOPTED BY THE TRUSTEE ON JANUARY 16, 1987 AND REVISED BY THE
TRUSTEES ON OCTOBER 25, 1990, FEBRUARY 8, 1995, MARCH 8, 2001,
JUNE 2, 2004, JULY 28, 2005, DECEMBER 11, 2006, DECEMBER 15, 2009, JUNE
15, 2010, FEBRUARY 9, 2011, MAY 17, 2011 and JUNE 21, 2011.***

1. RESIDENTIAL USE ONLY

No part of the Natick Green Condominium Trust, Natick, Massachusetts, (the "Condominium") other than the Management Office located at 7 Silver Hill shall be used for any purpose except residential purposes.

2. CONDITION OF UNIT

Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her unit in accordance with the Condominium Master Deed and the Declaration of Trust ("Master Deed and Declaration of Trust"). Nothing shall be done or kept in any Unit that would be conducive to pest activity. Any pest activity shall be reported to the Management Office immediately for preventative measures. Electricity to each Unit must be on at all times.

***3. INSURANCE (NOTE: VIOLATION OF THIS REGULATION SHALL BE
SUBJECT TO A \$100 FINE)***

(a) Nothing shall be done or kept in any Unit or in the common areas and facilities that will increase the rate of insurance of the buildings of the Condominium (the "Condominium Buildings") or the contents thereof, applicable for residential use with respect to the Units without the prior written consent of the Trustees. No Unit Owner shall permit anything to be done, or kept in his Unit or in the common areas and facilities that will result in the cancellation of insurance on the Condominium Buildings or the contents thereof or that would be in violation of any law.

(b) The Trust shall maintain minimum insurance coverage equal to the replacement cost of the Condominium Buildings plus a minimum of liability insurance coverage of \$1,000,000.00. The Board of Trustees recommends that residents obtain additional insurance to cover loss of personal effects and loss of use and that the Unit Owner purchase liability insurance to cover the interior of their Unit as well as loss of rental income and building insurance, and to cover any Master Policy deductible. (Present Master policy is: \$10,000 per occurrence for all covered causes of loss, except \$10,000 per unit for all water damage claims. Master Policy deductible is subject to change).

(c) Any Unit containing a fish tank, water bed or water holding/storing devices of any kind shall have proper insurance for such items.

- (d) *Should any Unit owner request additional or a change in insurance coverage such that the requested change shall be in excess of replacement cost; that Unit Owner shall be responsible for paying in full any additional cost incurred therewith.*

4. NUISANCE REGULATIONS

- (a) *No Unit Owner shall engage in or permit any noxious or offensive activities or any noises by himself, his family, agents, visitors, lessees, nor do himself or permit anything to be done by such persons, either willfully or negligently, that:*
 - (i) *may be or become an annoyance or nuisance to the other Unit Owners or occupants;*
 - (ii) *will interfere with the rights, comforts, or conveniences of other Unit Owners or occupants;*
 - (iii) *may or does cause damage to any other Unit or to the common areas and facilities; or*
- (b) *Any Unit Owner making or permitting such nuisance, interference, damage, or removal shall be responsible for the elimination of such nuisance or interference and for the costs of the repair of such damage or replacement of the item removed. The Trustees may assess to such Unit Owner such costs.*
- (c) *Volume of television sets, audio devices, and musical instruments shall be turned down between the hours of 10:00 p.m. and 7:30 a.m. and shall at all times be kept at a sound level to avoid bothering other Unit Owners or occupants. No vocal or instrumental practice or instruction shall be conducted between the hours of 10:00 p.m. and 7:30 a.m. or other times if the same disturbs or annoys other Unit Owners or occupants. With the exception of the machines in the free standing laundry rooms, no washing machines or dryers in the condominium shall be used between the hours of 10:00 p.m. and 7:30 a.m. No vacuuming shall take place between the hours of 10:00 p.m. and 7:30 a.m.*
- (d) *Residents shall neither move into units or out of units between the hours of 10:00 p.m. and 7:30 a.m.*

In condominium living some amount of noise level must be accepted and tolerated especially since noise is subjective. Should the noise or nuisance concern only two parties, both parties should attempt to resolve the issue amongst each other and if no resolution is reached, the complainant should contact the Natick Police Department.

5. **PERSONAL ARTICLES AND COMMON AREAS**

- (a) *There shall be no obstruction of the common areas and facilities nor shall anything be stored in the common areas and facilities without the prior consent of the Trustees, except as expressly permitted in the Master Deed of the Condominium or in the Declaration of Trust, including these Rules and Regulations.*
- (b) *Except for storage in the storage areas exclusively appurtenant to a particular Unit, or in other areas designated by the Trustees, No personal articles including but not limited to bicycles, baby carriages, toys, trash, boots and shoes, doormats, playpens, wagons, tools, benches, chairs or other items, shall be maintained, stored or parked in the hallways or attics of the building, pool, grill site or tennis courts or any other part of the common areas and facilities.*
- (c) *Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of the Condominium Buildings or on the entrance doors to Units, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof, balcony or any part thereof, or exposed on or at any window, or landscaped or natural areas including but not limited to trees, shrubs, sidewalks, etc. without the prior written consent of the Trustees. Installation of satellite dishes must meet all guidelines in the Resolution Antenna Restrictions dated April 25, 2001, a copy of which may be obtained from the Natick Green Condominium Office located at 7 Silver Hill in the event you don't already have one. Residents may not hang laundry to dry in their windows, balconies or patios or any common area. All window treatments must be white backed to prevent the color of the interior drapes from being viewed from the exterior of the building. Unit Owners will not be allowed to put their names in any entry passageway, vestibule, hall or stairway of the Condominium Building except on the mailboxes provided for the use of the Unit (in print and color approved as to size and style by the Trustees). Nametags are available at the Natick Green Office.*
- (d) *No part of the common areas and facilities of the Condominium shall be covered or furnished by any Unit Owner in any manner nor shall the exterior surface of any entrance door to a Unit be painted or otherwise decorated in any manner, except with the prior written approval of the Trustees and in accord with the provisions of the Master Deed and the Declaration of Trust, including these Rules and Regulations.*

- (e) *There shall be no bird feeders, suet or any types of feeding the wildlife on the Property. There shall be no trapping, killing or hunting of wildlife on the Property.*
- (f) *All personal property of the Unit Owners or Lessees in the Units, in storage areas and elsewhere shall be kept therein at the sole risk and responsibility of the respective Unit Owners, or Lessees and none of the Trustees, their designated agents, the Declarant of the Master Deed, nor their respective successors or assigns, shall bear any responsibility therefor.*

6. FLAMMABLES (NOTE: VIOLATION OF THIS REGULATION SHALL BE SUBJECT TO A \$100 FINE)

- (a) *No Unit Owner or occupant or any of his agents, Lessees, or visitors shall at any time bring into or keep in his or her Unit or the common areas any flammable, combustible, or explosive fluid, material, chemical or substance, except that such lighting and cleaning fluid as are customary for residential use may be kept in units.*

7. BALCONIES/PATIOS

- (a) *Balconies and patios shall be used only for entertaining and lounging by the Unit Owner of the Unit to which the same are appurtenant, their families and social guests, or Lessees and for no other purposes without the written approval of the Trustees. In no event will any balconies or patios be enclosed or otherwise used for continuous dwelling purposes.*
- (b) *Nothing shall be placed on any balcony or patio, which in the opinion of the Trustees unreasonably obstructs sight lines for other units or is considered unsightly and detracts from the aesthetic appearance of the building. In order to prevent the accumulation of water, indoor/outdoor carpeting is not allowed on the balconies or patios.*
- (c) *Any and all furniture and furnishings placed on any balcony and patio will be moveable, outdoor "patio" type furniture of a proper weight to take into account wind and storm conditions.*
- (d) *In no event will any Unit Owner be permitted to install permanent lighting on their balcony or patio with the exception of wheelchair accessible units, which are permitted to install a certain approved Board accepted exterior light fixture. A licensed electrician must install said fixture. The Trustees may eliminate any non-compliance with the foregoing, and assess the costs thus incurred to the Unit Owner.*
- (e) *Balconies must be cleared of snow and ice within a reasonable timeframe to prevent damage to common areas and other Unit Owners property. Unit*

Owners of balconies found in violation of this rule will be notified by the Natick Green office to remedy the situation.

8. CONSTRUCTION ALTERATIONS

Nothing shall be altered in, constructed in, added to or removed from the common areas and facilities nor shall any entrance door to a Unit be altered, added, removed or replaced, except upon the written consent of the Trustee, with the exception of wheelchair accessible condominiums and townhouses, which are permitted to install a Board approved screen door. Without limitation, no improvements or alterations to, in or affecting any Unit, including any additions or alterations to electrical, plumbing, heating or other systems, equipment or facilities, shall diminish or otherwise adversely affect the sound and/or vibration insulation between Units or between a Unit and the common areas and facilities; and no ventilator or air conditioning device or any other equipment or apparatus shall be installed or used in, on or outside of any window..

In accordance with the provisions of this Rule, whenever windows and/or patio/balcony doors are replaced refer to the "Window and Patio/Balcony Door Changes Procedure" and whenever flooring changes are performed, refer to the "Flooring Changes Procedure".

9. OUTSIDE CONTRACTOR REPAIRS

Any Unit Owner who hires an outside contractor or repair company such as an electrician, plumber, or the like, must provide a copy of the contractor's Certificate of Insurance, naming Natick Green Condominium Trust as an additional insured, to the Natick Green Office prior to the commencement of any work. Said certificate shall include a minimum of \$1,000,000 Commercial General Liability Insurance and Workers Compensation Insurance.

10. VINYL SIDING

There shall be no nail holes, burn marks or damage of any type made to the vinyl siding or casings around the window and doors. Trustees may assess such Unit Owner for replacement costs.

11. ELECTRICAL REGULATIONS

All radio, television, and other electrical equipment of any kind or nature installed or used in any Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Fire Insurance Rating Board and the public authorities having jurisdiction, and the Unit Owner shall be liable for any damages or injury caused by any radio, television, or other electrical equipment in his or her Unit, and the Trustees may assess such Unit Owner therefor. Those units that are equipped with the stackable washer and dryer hook-ups that are wired for 110 electric voltage may only be converted to hold a full size or stackable washer and dryer that requires a 220 electric voltage provided that the Unit Owner hires a licensed electrician at Unit Owner's expense who obtains a Town of Natick

approved permit for the conversion. Said Unit Owner shall provide a copy of the completed permit signed off by the Town as well as a copy of the electrician's certificate of insurance that includes a Board acceptable limit of both workers compensation and liability insurance.

12. NO PETS

No dogs, cats, reptiles, or other pets or animals of any kind shall be raised, bred, kept or permitted in any Unit or in the common areas and facilities, or any part thereof of the common areas and facilities, including, without limitation, the sidewalks and exterior landscaped areas ("Property") for any length of time without the prior written consent of the Trustees. This includes visiting pets. Walking of dogs is prohibited on the Property. Any Unit Owner or Lessee that has a pet on the premises who is in violation of the foregoing shall:

- (i) Be personally liable for the cost and expense of any repair of any damage caused by such pet or animal;*
- (ii) Be required to remove permanently such pet or animal from the Condominium upon ten (10) days written notice from the Trustees;*
- (iii) Pay a fine to the Trust of \$25 per day for each day the pet is not removed from the date of written notice of such violation to the Unit Owner until proof is provided that the pet has been removed.*

13. FOR SALE SIGNS AND LOCK BOXES

For Sale and/or For Rent signs are prohibited on the buildings, windows, balconies or patios or common areas of the Property without written permission granted by the Trustees. The only approved location for Lock Boxes is at the front entrance of the Natick Green Clubhouse at 7 Silver Hill provided that the Seller first signs a Natick Green Lock Box Release Form on file at the Natick Green Office.

14. PARKING

- (a) Parking Permits: Resident(s) shall be given Natick Green parking permits for vehicles registered to each resident, not to exceed two permits per unit. The permit must be affixed to the windshield or the window of the vehicle and must be clearly visible. The resident(s) must provide a copy of the vehicle's valid registration to the Natick Green office in order to show proof that the vehicle is registered to them. No unit is allowed to have more than two vehicles on the property.*
- (b) Authorized Vehicles: Any vehicle parking at Natick Green belonging to a current resident must have a valid parking sticker. Vehicles belonging to a visitor of a Natick Green resident are allowed on the property in visitor*

spaces only, and for a maximum of 7 days in any month.

- (c) Unauthorized Vehicles: *Unregistered vehicles and vehicles with expired inspection stickers are not allowed on the property. Vehicles that have broken windows, flat tires, or are inoperable are not allowed on the property. Abandoned vehicles are not allowed on the property. Any vehicle in a visitor parking spot that has not been moved for 5 consecutive days will be considered abandoned. Violations of the aforementioned rules may result in the vehicle being towed at the owner's expense. Non-resident commuter parking is not allowed anywhere at Natick Green and the vehicle may be towed at the owner's expense.*
- (d) Authorized Parking Areas: *Residents with valid parking stickers may park in any space marked by white lines that is not a No-Parking area. Only residents with a legally marked handicap vehicle may park in the handicap spaces. No automobile repairs, washing or changing of fluids is allowed on the property.*
- (e) No Parking Areas: *There is no parking allowed in any fire lane, intersection, sidewalk, lawn area or any area temporarily marked by management as No-Parking zone. Vehicles must not overhang the sidewalk, to allow for wheelchair and snowplowing access. Handicap parking spaces are reserved for residents with legally marked handicap vehicles. Violations of such may result in towing of the vehicle at the owner's expense, as well as ticketing by the Natick Police.*
- (f) Visitor Parking: *Visitor parking shall be in designated areas only and is for visitors to Natick Green only. Residents may not park in visitor spaces. Visitors are not allowed to park on the property more than 7 days in any month. The designated visitor parking areas are the areas where the curbing is painted blue. These areas are located across from 1 Silver Hill, across from 30/32 Silver Hill, next to and across from the trash compactor, at the corner of 52 Silver Hill and 10 Post Oak Lane and the cul de sac at 40 Silver Hill. Violations of such may result in the vehicle being towed at the owners expense.*
- (g) Motorcycles: *All resident motorcycles must have a valid parking sticker. Resident motorcycles are not allowed in visitors spaces. We ask that if you use your motorcycle rarely, please park it farther away from the building so those who use their spaces daily will have those spaces available.*
- (h) Parking during snow: *The Natick Green Management may from time to time order cars removed from any parking area to permit snow plowing. All vehicle owners so ordered shall promptly comply and remove their vehicle from the parking area until the 7 snow plowing is complete. The*

Trust is not responsible for any vehicle that gets "plowed" in during a snowstorm. Residents are responsible for shoveling out their own vehicle. Do not park your vehicle so that it overhangs the sidewalk. Should you go away for vacation or a business trip, kindly ask the Natick Green office where you should park your vehicle. Any Unit Owner, their tenant, occupant or visitor who parks their automobile such that it interferes with snow removal procedures shall be subject to a \$50 fine assessed to the Unit Owner and the automobile may be towed off the property at the vehicle owners expense.

- (i) Special circumstances: There may be times when residents having extraordinary circumstances may request special accommodations regarding parking issues. Special requests may be brought to the Board of Trustees for consideration.*

15. TRASH

*All trash must be placed in trash bags, tied and disposed of in the designated trash compactor which is in the fenced area next to 11 Silver Hill. Use of the trash compactor is restricted to Natick Green residents only. On occasion, a contractor may have a temporary dumpster at the property which is not for resident's use. Do not store trash in your unit or in any common area for any length of time. Dispose of it immediately so as not to create a fire or health hazard. All newspapers must be bundled and tied. Please refer to the Wheelabrator Millbury, Inc Unacceptable Waste list of items that are not allowed to be disposed of in the trash compactor. There is a **\$100 FINE** per incident for anyone who disposes any of these items in*

the compactor and they will be responsible for the cost of removal. For a fee, arrangements can be made through the management office to dispose of items on the Wheelabrator list of unacceptable items. The laundry room trash receptacles are to be used for laundry related waste only.

16. POOL RULES

*Use of the Natick Green Pool is limited to Natick Green residents and their authorized guests. A resident is defined as one who is registered in the Natick Green office as a current occupant of Natick Green. An authorized guest is defined as one who is accompanied by a Natick Green resident with a pool pass. ALL residents and authorized pool guests must check in with their pool pass with the Lifeguard on duty. An adult **MUST** accompany at all times ANY children under the age of 14 while in the pool area. All users of the pool and Jacuzzi must be wearing bathing suits. ALL residents between the ages of 14-18 must have a Natick Green Clubhouse facility youth pass, and appropriate identification. They may **NOT** invite guests. **NO** Children under the age of 14 are allowed in or around the Jacuzzi. **NO** rubber rafts or tubes are allowed in the pool. Only life preservers and flotation devices that are approved by the Natick Board of Health are permitted in the pool.*

Lounge chairs are available on a first come, first serve basis. There is NO holding or reserving any chairs, lounges or tables. There shall be NO diving into the pool or running in the pool area at any time. NO Glass Containers are allowed in the pool area. NO Alcoholic beverages are allowed in the pool area. Any persons who are incontinent must wear swim diapers and rubber pants. Any behavior that may be deemed a safety liability or cause a nuisance to other pool guests by the lifeguard on duty will not be tolerated and is cause for removal from the pool area after the first warning. Any person in violation of any of the above regulations may be subject to having their pool privileges revoked for the remainder of the pool season. ANYONE found in the pool area after hours shall have his or her pool privileges revoked. NO EXCEPTIONS. The Lifeguard on duty may use their discretion in enforcing the rules on an as needed basis. For safety reasons the Lifeguard on duty at any time may close the pool and ask all guests to vacate the pool area at their discretion. During the pool season, the pool and Jacuzzi will close at sunset as determined by the Lifeguard on duty.

Pool Guests

Natick Green residents or their authorized guests must follow all rules and regulations. Natick Green residents 18(adult) and older will be allowed 2 guests. Special circumstances that deviate from this policy will be considered by Management on a case-by-case basis.

17. TENNIS

The Natick Green Tennis Courts are restricted for playing tennis only. No other activity is permitted on the courts including but not limited to bike riding, baby carriages, skateboarding or roller skating/roller blading. The courts are available for use by Natick Green Residents and their accompanied guests only. Residents must possess the Clubhouse Facility Pass to use the courts. Tennis shoes or rubber-soled shoes must be worn on the courts. Use of the tennis courts, clubhouse and pool facilities is limited to those properly attired. If there is a waiting line to use the courts, playing time must be limited to one hour maximum. The courts are for recreational use only and not to be used for profit.

18. SOLICITING

Soliciting is not allowed.

19. LATE FEES

Pursuant to the powers granted the Trustees in Section 5.4.2 of the Trust, and as amended at the third annual meeting on July 26, 1989, common expenses not received by the 10th of each month at the designated remittance address, shall be subject to a late charge of \$40 per unit per month for each month unpaid, on the unpaid amount until paid in full. Such unpaid late charge shall become a lien against such Unit Owner's unit(s). A \$25 late fee shall be charged on any unpaid maintenance charges over 30 days past due.

20. AMENDMENTS TO RULES

The Trustees may from time to time promulgate such other reasonable administrative rules and regulations restricting and regulating the use, maintenance and appearance of the common areas and facilities, including parking spaces, storage areas and facilities of the Condominium, as the Trustees consider to be necessary or appropriate for the use and enjoyment, comfort and convenience of all Unit Owners and occupants, and the unit Owners shall comply therewith.

Any consent or approval given by the Trustees under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees.

21. INVESTOR RENTALS

In the event any Unit Owner shall rent, let or lease all or any portion of his or her Unit, the party to whom the same is so rented, let or leased, shall in a written lease or other instrument evidencing such arrangement, (minimum 30 day occupancy) acknowledge and agree to comply with all applicable provisions of the Master Deed, the Declaration of Trust, and all rules and regulations promulgated pursuant thereto. An original, counterpart copy of such instrument, signed and acknowledged by such Unit Owner and such party, shall be delivered to the Trustees. Only those individuals who have signed this instrument shall be eligible for Parking Permits and Clubhouse Facility Passes.

The Unit Owner is responsible for ensuring that his/her tenants abide by the Natick Green Rules and Regulations and that any violation is corrected. The Unit Owner will be fined for each violation of the Rules and Regulations caused by the Unit Owner or his/her tenants.

22. RIGHT OF ENTRY

The agents of the Trustees or the managing agent and any contractor or workman authorized by the Trustees or the managing agent, may enter any room or Unit, any storage space and access to the attic in the Condominium buildings at any reasonable hour of the day after reasonable notification (except in case of emergency, where notice will not be necessary) for the purpose of inspecting the same, making emergency repairs, and/or taking such measures as may be necessary to control or exterminate vermin, insects, or other pests. Units that are unoccupied for a period of 30 days shall be subject to inspection to protect the safety of surrounding units and common area.

23. KEYS

The Trustees or their designated agent shall retain a passkey to each Unit. No Unit Owner shall alter any lock or install a new lock or a bell, buzzer, knocker or security alarm on any door of a Unit without the written consent of the Trustees. In the event such consent is given, 10 the Unit Owner shall provide the Trustees

or their designated agent with an additional key or lock combination, as the case may be, pursuant to their right of access to the Unit.

24. NUMBER OF OCCUPANTS

The number of occupants must meet the following State Sanitary Code requirements: Every unit must contain at least 150 square feet of floor space for its first occupant, and at least 100 square feet of extra floor space for each additional occupant. Moreover, every bedroom must contain at least 70 square feet of floor space for one occupant; if occupied by more than one person, it must contain at least 50 square feet of floor space for each individual.

25. CLEANLINESS

Each Unit Owner shall keep his Unit (and any exclusive appurtenant common area) 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, patios, balconies or windows thereof, any dirt or other substance.

26. ACCESS TO ROOFS AND ATTICS

No unauthorized person, including a Unit Owner, shall be permitted on the roof of or in the attic areas of the Condominium Buildings. For inspections and/or repairs to HVAC units, contractors must make an appointment with the Natick Green office in advance.

27. SAFETY

Each Unit Owner assumes responsibility for his own safety and that of his family, guests and lessees. No strangers or uninvited visitors may be allowed access into the Buildings. Unit Owners shall be responsible for completely closing behind them all doors providing ingress to and egress from the Residential Units and common areas of the Condominium Building and shall at no time place articles in doorways or otherwise impede the complete closing of such doors behind them for security purposes. All fire doors must be kept closed for fire safety prevention. No personal articles may be stored in the hallways of the building to prevent any interference with exiting the building during emergency situations.

28. PLUMBING

Residents must not use any chemical solutions such as Liquid Plumber or Drano or any other chemical solution to clear stopped up drains as the pipes are PVC pipes, which could result in severe damage. Any Unit Owner who uses such is responsible for any replacement and/or repair costs.

All washing machines shall have stainless steel hoses. Rubber hoses are banned from the Property. A non-electric shut off valve for hot water heaters designed to automatically shut off the water heater when leaking is required to be installed for each and every water heater. This shut off valve will sit in a drip pan under the hot water heater and is connected to the ₁₁ cold water supply line. Low flow toilets

(1.6 gallons or less) are required to be installed in each Unit and Unit Owners are responsible to meet the water restriction requirements that are enforced by the National Plumbing code. All toilets and sinks must contain a functional shut-off valve.

Residents who leave their unit unattended for any length of time during the winter months must leave their thermostat set at a minimum temperature of 60 degrees Fahrenheit to prevent the pipes from freezing. Any Unit Owner who does not do so or whose tenant, or occupant does not do so is responsible for any and all damages associated with each incident and all costs of repair.

29. FIRE ALARMS

The fire alarms are not directly connected to the fire department; therefore, it is necessary to call the fire department to report a fire alarm. The emergency telephone number for the Natick Fire Department is 911. Leave the building if the alarm sounds. Do not assume that it is a false alarm. The smoke detectors in the units are hard wired as opposed to battery operated. Therefore, if the smoke detector sounds falsely do not pull it down from the ceiling in order to shut it off. If due to smokey cooking, fan the area and open your windows and slider to the outside not the hallway doors as that may cause the building alarm to sound. Yearly testing of the alarm systems, including interior Unit heat detectors and smoke detectors will be performed.

30. OUTDOOR COOKING DEVICES (NOTE: VIOLATION OF THIS REGULATION MAY BE SUBJECT TO A \$100 FINE).

Effective immediately, no gas, charcoal or other flammable/combustible grill, hibachi, or other like device may be used on the patios or decks appurtenant to the units nor may they be used or maintained within any unit or storage area.

A common area grill site is located across from 11 Silver Hill for Residents use. Two charcoal/wood grills, two picnic tables and trash and hot ash containers are available for Residents use. Residents are responsible for cleaning the site after each use.

31. DRYER VENT

Any Unit Owner wanting to install a dryer vent in their condominium to vent to the exterior of the building will need to complete and submit the Dryer Vent Policy form in writing prior to the work commencing. This document can be obtained from the Management office.

All dryer vents must be cleaned at a maximum interval of 24 months.

32. EXTENSIVE VACANCY OF UNITS

Any Unit that may be continuously unoccupied or vacant for a period of 30 (thirty) days or longer shall be subject to 12periodic inspection by maintenance

employees of Natick Green. At the discretion of the Trustees, repairs to such Unit may be undertaken to protect the use and enjoyment of the Condominium by other Unit Owners and Residents. Costs of repairs and maintenance undertaken to such Unit, hereunder, shall be the sole expense of such Unit Owner.

Entry and inspection of such Unit shall be at the direction of the Trustees pursuant to the Natick Green Condominium Declaration of Trust, Section 5.1 POWERS OF THE TRUSTEES:

...the Trustees may...(xiv)...manage, maintain, repair, restore and improve the common areas and facilities or the Units, when they deem necessary; ...

A VIOLATION OF ANY OF THE ABOVE RULES AND REGULATIONS BY A UNIT OWNER OR HIS TENANT OR OCCUPANT SHALL RESULT IN THE TRUSTEES' RIGHT TO ASSESS TO SUCH UNIT OWNER A FINE FOR EACH DAY SUCH UNIT OWNER IS IN VIOLATION OF THAT RULE OR REGULATION AS FOLLOWS:

REGULATION #14 (f) PARKING	\$50.00 FINE PER DIEM
REGULATION #15 TRASH	\$100 FINE PER DIEM
REGULATION #19 LATE FEES	\$40.00 PER MONTH
REGULATION #3 INSURANCE	\$100 FINE PER DIEM
REGULATION #6 FLAMABLES	\$100 FINE PER DIEM
REGULATION #30 OUTDOOR COOKING DEVICES	\$100 FINE PER DIEM
ALL OTHER REGULATIONS	\$25.00 FINE PER DIEM

THE UNIT OWNER SHALL ALSO BE RESPONSIBLE FOR THE COST OF REPAIR FOR ANY DAMAGE CAUSED BY SAID VIOLATION. UNTIL PAID, THE FINE SHALL CONSTITUTE A LIEN AGAINST THE UNIT OF SUCH UNIT OWNER PURSUANT TO

THE PROVISIONS HEREOF AND SECTION 6 OF M.G.L. C. 183A. SHOULD THE FINE BECOME MORE THAN 60 DAYS PAST DUE, NATICK GREEN CONDOMINIUM TRUST RESERVES THE RIGHT TO WITHHOLD BOTH COMMON AREA PRIVILEGES AND LEASING AND INTERIOR MAINTENANCE REPAIRS TO UNIT OWNERS AND/OR THEIR TENANTS UNTIL THE BALANCE IS PAID IN FULL.

THESE RULES AND REGULATIONS ARE SUBJECT TO THE DISCRETION OF THE NATICK GREEN BOARD OF TRUSTEES. THE NATICK GREEN BOARD OF TRUSTEES WILL HANDLE ANY EXCEPTION TO THE RULES ON AN INDIVIDUAL BASIS.

MSOffice/Rules and Regulations

WHEELABRATOR MILLBURY INC.
UNACCEPTABLE WASTE

Acids	Leaves
Agricultural Equipment	Liquid Waste
Ammunitions	Marine Vessels
Animal Remains	*Metal Containers
Asbestos	Motor Vehicles
Auto Springs	Motorcycles
Auto Transmissions	Non-Burnable Construction Material
Biological Waste	Oil
Cable	Paints
Caustics	Pathological Wastes
Cesspool or other Human Wastes	Pesticides
Chemicals	Petroleum Products
Cleaning Fluids	Poisons
Crankcase Oils	Radioactive Materials
Cutting Oils	Refrigerators
Demolition Debris	Rear Ends
Drained Oil	Sheetrock
Drugs	Snowmobiles
Drying Machines	Stoves
Empty Chemical Containers	Trailers
Explosive and Ordnance Materials	Tree Logs
Farm Machinery	Tree Stumps
Fenders	Vehicular Parts
Firearms	Wallboard
Flammables	White Goods
*Glass Containers	Washing Machines
Hazardous Refuse	Wire
Human Remains	Wood
Insecticides	Yard Waste
Large Machinery	Computers
Lead Batteries	Televisions
	Mattresses

*Loads containing waste from municipalities included on the list of DEP Approved Municipal Recycling Programs are exempt from rejection for the presence of glass or metal containers.

Any item of waste exceeding six feet in any one of its dimensions or being in whole or in part of a solid mass, the solid mass portion of which has dimensions such that a sphere with a diameter of eight inches could be contained within such solid mass portion.

All other items of waste which WMI reasonably believes would be likely to pose a threat to health or safety or the acceptance and disposal of which may cause damage to the Facility or be in violation of any judicial decision, order or action of any federal, state or local government or any agency thereof, or any other regulatory authority or applicable law or regulation.

NATICK GREEN

COMMON AREA GRILL RULES

Use of the grill area is at your own risk. Natick Green and management are not responsible for any damage to personal property or any injury.

- Children are not allowed in or around the common grill area. Adult supervision at all times is required.
- Hours of Operation: 10am to Dusk
- Common Grill Area Season: April 1st through November 1st (or first snow)
- Residents are responsible for bringing their own pretreated charcoal, matches and cooking utensils.
- LIGHTER FLUID IS PROHIBITED
- Residents and guests are responsible for cleaning the grill and picnic area after use. A trash receptacle and ember receptacle are provided.
- Residents must thoroughly scrape down the grill after use, so that the grill is always ready for the next resident.
- Residents and guests utilizing the common grill area or picnic area are to be respectful and considerate of surrounding neighbors at all times. All noise levels must be kept at a minimum as to not intrude on other residents' right to a quiet and peaceful environment.

Failure to use the grill area responsibly by any resident or guest will result in fines.

NATICK GREEN COMMON AREA GRILL RULES

Use of the grill area is at your own risk. Natick Green and management are not responsible for any damage to personal property or any Injury.

- Children are not allowed in or around the common grill area. Adult supervision is required at all times.
- Residents are responsible for bringing their own pretreated charcoal, matches and cooking utensils.

LIGHTER FLUID IS PROHIBITED

- Residents and guests are responsible for cleaning the grill and picnic area after use. A trash receptacle and ember receptacle are provided.
- Residents must thoroughly scrape down the grill after use, so that the grill is always ready for the next resident.
- Residents and guests utilizing the common grill area or picnic area are to be respectful and considerate of surrounding neighbors at all times. All noise levels must be kept at a minimum as to not intrude on other residents' right to a quiet and peaceful environment. .

Failure -to use the grill area responsibly by any resident or guest will result in a \$100.00 fine.

Thank you for your time and cooperation
Natick Green Condo Trust

TO: Natick Green Condominiums Owners and Residents
FROM: Natick Green Condominium Trust
RE: Parking Regulations and Towing

The Natick Green Office continues to receive complaints that unauthorized vehicles continue to be parked in resident parking areas only. **We'd like to take this last opportunity to remind you that all residents must have a valid Natick Green Parking Permit affixed to the front left windshield of your vehicle. The Parking Permits must be renewed yearly.** All residents should inform their guests that they must park in the visitor parking areas that are designated by blue curbs located throughout the property. Any resident who does not have a Natick Parking Permit on their vehicle should contact the Natick Green Office immediately to make arrangements to get one. All owners who rent their condominium on their own or hire an outside Realtor should notify their new tenants of the parking regulations and the importance of obtaining a parking permit.

In the past, we have relied on the towing company to perform random "trespass towing". However, it appears that the random towing still allows for some unauthorized vehicles to be parked where they shouldn't, especially during late hours of the evening when the Natick Green Office is closed. In an effort to assist all residents in being able to find a parking space as close to their building as possible, the Natick Green Board of Trustees has elected to distribute the name and number of the towing company that we use to all residents. If you come home late at night or on the weekend and find vehicles without a Natick Green Parking Permit in a resident only parking space, you may call the towing company directly. **The name of the tow company is Smitty's Towing, located at Snow's Garage, 258 Irving Street, Framingham, MA 01702. Their phone number is (508) 875-4222. Please be absolutely sure that the vehicle does not have a Natick Green Parking Permit on it prior to reporting it to Smitty's.** The tow driver will be paged to tow the vehicle. We have a good working relationship with Smitty's and do not want to jeopardize that by having residents report false tow requests. Numerous vehicles have tinted windows and it is often difficult to see the permit. In some instances, the resident has removed the "Natick Green" portion of the sticker for security reasons and has left only the permit number, which is allowed. Also, please make sure that it is not parked in a blue-curbed area before reporting it to the tow company. When you make the call, you will be asked for your name and your address for authorization purposes only. Other than reporting this information to the Natick Green Office, Smitty's will keep this information confidential and will not release it to the owner of the vehicle that is towed.

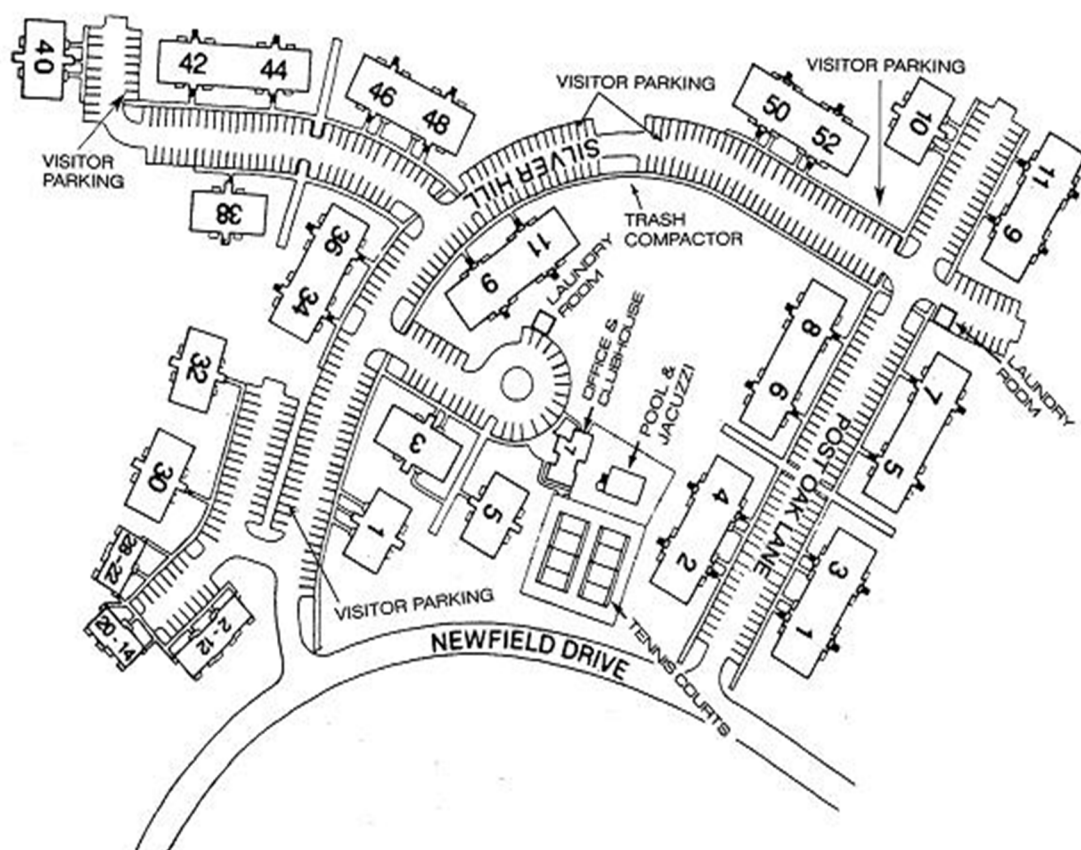
If you see vehicles that are violating the parking regulations during business hours; Mon-Fri 9am - 5pm you should still report them to the Natick Green Office and allow the office personnel to assist you. You should only contact Smitty's directly during non-business hours.

For more detailed parking regulations, kindly refer to Page 6-7, Paragraph 14 of the enclosed Natick Green Rules and Regulations. If you have any questions, please don't hesitate to contact the Natick Green Office at (508) 655-5800.

 **See Visitor Parking Map on reverse side** 

SITE PLAN

THE NATICK GREEN COMMUNITY



VISITOR PARKING DESIGNATED BY BLUE CURBS.



Date: 4/25/01

To: Natick Green Condominium Owners and Residents

From: Natick Green Condominium Board of Trustees

RE: Lock outs

Please be advised that effective immediately, the Natick Green Condominium maintenance personnel shall not respond to lock outs after business hours (nights or weekends). Our answering service will be notified not to page the on-call maintenance person for any lockouts. The reason is that our maintenance personnel are unable to verify whether or not the person who is locked out is actually a resident as our computer records are not accessible to them after hours and a lock out is clearly not considered a maintenance emergency. Per our legal counsel, for safety and liability reasons, the Board of Trustees feels that this decision is the best for the community. We strongly suggest that you keep an extra key in a safe place where you can access it in the unfortunate event of locking yourself out.

We will continue to assist you if you should get locked out during office hours. It is also advised that all unit owners provide the Natick Green Office with updated leases so that our database remains current. The Office should also be notified of any children who occupy a condominium since children aren't named on leases and often get locked out and seek our assistance. Any resident who takes out a restraining order on another person, should advise the Natick Green Condominium Office of this immediately to prevent any illegal entries.

Thank you for your attention and understanding.

/nm