

**LEDGEMERE COUNTRY CONDOMINIUM ASSOCIATION
AMENDMENT TO RULES
(Book 13906, Page 292)**

Vehicle maintenance and repairs at Ledgemere Country Condominiums

These rules and regulations are promulgated by the Board of Governors of the Ledgemere Country Condominium Association pursuant to their authority as provided in Article VI, Section 16, of the By-Laws of the Ledgemere Country Condominium Association and Section 11(d) of the Massachusetts Condominium Act (M.G.L. c. 183A). **Ledgemere Country Condominiums, its Board of Governors, and its Property Manager assume no liability for injuries or damage to property which occurs as the result of a resident's attempts to maintain or repair their personally-owned vehicle.** Any vehicle maintenance or repairs should occur either in a resident's garage or in their "Exclusive Use" parking space(s).

1. The resident may not use their garage or "Exclusive Use" parking space(s) in order to conduct commercial auto maintenance and/or repair business.
2. Oil changes are permitted in a resident's "Exclusive Use" parking space(s) so long as the resident is careful to avoid spillage by placing either cardboard or a drip sheet/pan under the oil drain catch pan; in addition, the resident must immediately clean any spills via the use of kitty litter/oil dry.
3. As per Paragraph 3 of Section B. Use of Units of the *Ledgemere Country Condominium Association, Ashland, MA, Rules and Regulations* (revised August 2011), noxious odors which result from vehicle maintenance or repairs must be avoided.
4. As per Paragraph 4 of section B. Use of Units of the *Ledgemere Country Condominium Association, Ashland, MA, Rules and Regulations* (revised August 2011), repairs which create a disturbance audible to the normal ear in adjoining units shall be prohibited from the hours of 11 p.m. to 8 a.m.
5. Residents are responsible for using proper support (e.g. jack stands or ramps) to safely support a raised vehicle and such vehicles must be attended at all times; the use of concrete blocks, bricks, timber, and the like to support a raised vehicle are not allowed. In addition, vehicles may not be solely supported by jack stands or ramps between the hours of 11 p.m. and 8 a.m.