



2010 00074928

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POMPONOHO PINES CONDOMINIUM TRUST

Revised Rules and Regulations

ATTEST: *John R. Buckley Jr.*
REGISTER
PLYMOUTH COUNTY REGISTRY OF DEEDS

The undersigned, being a majority of the Trustees of the Pomponoho Pines Condominium Trust under Declaration of Trust dated May 18, 1981 and recorded with the Plymouth County Registry of Deeds in Book 4997, Page 35, and as amended, which Declaration of Trust established the Pomponoho Pines Condominium Trust, which is the organization of unit owners of the Pomponoho Pines Condominium, a condominium established pursuant to M.G.L. c. 183A by Master Deed dated May 18, 1981 and recorded with Plymouth County Registry of Deeds in Book 4997, Page 15, and as amended, hereby certify that the attached Pomponoho Pines Condominium Trust Rules and Regulations Revised September 8, 2010 are, pursuant to Article V, Section 6 of the said ~~Master Deed~~ ^{Trust}, the administrative rules and regulations governing the details of the operation and use of the common areas and facilities, and such restrictions on and requirements respecting the use and maintenance of the Units and the use of the common areas and facilities as are consistent with the provisions of the Master Deed and are designed to prevent unreasonable interference with the use by the Unit Owners of their Units and of the common areas and facilities.

WITNESS the execution hereof under seal this 8 day of September, 2010.

POMPONOHO PINES CONDOMINIUM TRUST

By: *Daniel A. Picha* Trustee and not individually
Daniel A. Picha (Please print name below signature)

By: *Judy H. Dennis* Trustee and not individually
Judy H. Dennis (Please print name below signature)

Mail
✓ Marcus, Erico, Emma + Brooks, P.C.
45 Braintree Hill Park #107
Braintree, MA 02184

By: [Signature] Trustee and not individually
Thomas Sanford (Please print name below signature)

By: [Signature] Trustee and not individually
Amy Chandler AKA Amy J. Chandler (Please print name below signature)

By: [Signature] Trustee and not individually
Shannon Joseph (Please print name below signature)

By: [Signature] Trustee and not individually
Lisa M. Dangora (Please print name below signature)

By: [Signature] Trustee and not individually
Shane Abboud (Please print name below signature)

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this 8 day of September, 2010, before me, the undersigned Notary Public, personally appeared Daniel A. Picca, Judy H. Dennis, Thomas Sanford, Amy Chandler, Shannon Joseph, Lisa M. Dangora and Shane Abboud Trustees of Pomponoho Pines Condominium Trust, who proved to me through satisfactory evidence of identification to be the persons whose names are signed on the preceding document, and acknowledged to me their voluntary signatures for its stated purpose.

[Signature]
Kathleen T. Gannon Notary Public
(Please print name below signature)

My Commission expires: 3/31/2017



POMPONHO PINES CONDOMINIUM TRUST

84 Richardson Avenue, Norton, MA 02766 - (508) 222-1220

NOTICE

Grills on Deck

Due to a recent insurance inspection of Pomponoho Pines Condominium the insurance company is requiring that the Association notify all unit owners and residents about grilling on the decks. Grills (Gas, Charcoal or Wood) as well Chimineas and Fire Pits are not to be used on the decks due to increased risk of fire. Failure to comply with this new requirement would be a violation of the Rules and Regulations of the Association. Violations of this policy will be handled as a Rules and Regulation infraction and be handled with violation notice as well as fines.

Thank you for your cooperation

Pomponoho Pines Board of Trustees

POMPONHO PINES CONDOMINIUM TRUST RULES AND REGULATIONS

Revised September 8, 2010

The Board of Trustees of Pomponoho Pines Condominium Trust (hereafter referred to as the Trustees), has adopted the following new Rules and Regulations (hereafter referred to as rules) which will become effective immediately. These rules and regulations supersede and supplant any other previously adopted rules and regulations.

Any unit owner or occupant failing to comply with these rules and regulations will be subject to the following fines:

VIOLATION WARNINGS AND FINE STRUCTURE

First Violation:

A warning violation letter providing notice of the violation will be sent to the unit owner requesting resolution of violation within seven (7) days from the date of the letter.

Second Violation:

A violation letter with a \$25 fine assessed to unit owners account for not complying with the 7-day grace period to resolve violation. Violations shall have five (5) days after the date of the second violation letter to comply and resolve the violation.

Third Violation:

If after five (5) days of the date of the second letter the violation is still in effect, a \$20.00 per day fine will be assessed to the unit owner until the violation is resolved.

Fourth Violation:

If still in violation after the five (5) day third warning letter, a letter will be sent to the Attorney to intervene and request immediate resolution. The \$20.00 per day fine will continue to accumulate and all attorney's fees incurred will be charged back to the unit owner's account until the violation is resolved. ***Each day that a violation continues shall be considered a separate violation.***

Tenants, residents, guests, agents, servants, employees, licensees and lessees must abide by these rules without fail as set forth and are the responsibility of the unit owner. Any injuries or damages will be the sole risk and responsibility of the unit owner or occupant of the unit.

POMPONHO PINES CONDOMINIUM TRUST RULES AND REGULATIONS

Revised September 8, 2010

Section I: COMMON AREA (ALSO KNOWN AS COMMON ELEMENTS)

- A. Unit owners will be liable for any damage to common areas caused by moving transportation of possessions or negligence.
- B. No unit owner shall permit anything to be done, or kept on the common elements which may result in the increase or cancellation of insurance on the condominium, or contents thereof, or which would be in violation of law.
- C. The sidewalks, entrances, driveway and/or passages shall not be obstructed in any manner or used for any purpose other than ingress or egress.
- D. Owner/Occupant is not allowed on the roof or allowed to use the roof for any purpose.
- E. Children shall not play in parking areas.
- F. No sun bathing, cook-outs, athletic sports, furniture placement, or like activity is allowed in the parking area or front side of the buildings.
- G. Vandalism, utility line tampering, utility box or equipment tampering will not be tolerated. Anyone caught vandalizing will be fined and prosecuted to the full extent of the law.
- H. Outdoor clotheslines are not permitted. The decks and fences shall not be used for the purposes of draping clothing or linens.
- I. Decks and backyards, while common areas, are reserved for the exclusive use of the residents of the unit associated with these areas. Residents shall keep the gate to their dedicated common area (patio) closed and latched. Residents are responsible for the cleanliness and day-to-day maintenance of dedicated common areas.
- J. Unit owners may keep personal belongings in the backyards and/or on the decks; however, nothing may be constructed that will be anchored to the building, fence or deck.
- K. Sheds may be constructed in a manner consistent with the community. Board of Trustee approval is required before building and/or installing any shed.
- L. Organized functions are not allowed unless prior written approval is given by the board of trustees.
- M. Gas grills may be kept in the backyard, but should not be placed near the vinyl siding and should not be placed on composite style decks. Any damages caused by a gas grill will be the sole responsibility of the unit owner, without exception.
- N. "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising shall not be permitted in any part of the condominium. Open house stands may be set up on the day of the open house and removed immediately following the open house.

Section II: UNIT APPEARANCE

- A. No projections or hanging of any kind shall be attached to the exterior walls or structure of the buildings.
- B. Nothing shall be hung from the windows, except for air conditioning units. Unit owners will be responsible for any damage to vinyl siding resulting from air conditioner installation.
- C. All window treatments shall be either curtains or blinds. Under no circumstances will a unit be permitted to hang towels, aluminum foil, place wood or other material in windows.
- D. Storm doors must be replaced with the door model and style approved by the Board of Trustees. Prior to replacing a door, a unit owner must receive permission from the Board of Trustees. Storm door upkeep/replacement is the responsibility of the unit

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- owner. Please visit the association's website, or contact the management office, for storm door specifications.
- E. All bikes, scooters, strollers, toys, etc. should be kept in individual units and/or in the backyard of each unit when not being used. These items should not be left in the mulch bed in front of units or in any common area of the condominium.
 - F. Do not add or modify the existing plantings around the building without first contacting the management company. If you desire to make landscape improvements, a set of plans must be delivered to the board of trustees and approved prior to commencing in such activity.
 - G. Trash should be stored in trash barrels in the rear of each unit. Under no circumstances should trash be left out in a back yard area.
 - H. Trash and recyclables may be placed out no earlier than 6:00 p.m. on the day prior to the regularly scheduled trash day. Recycling containers should be brought back into your exclusive use area on the same day as the trash pick up.
 - I. Trash placed out for pick up, not in compliance with the Town of East Bridgewater's trash pick up policy, will be the responsibility of the unit owner. Should the association be required to remove trash placed outside by a unit owner that is not picked up for non-compliance with the Town's policies, the unit owner will be charged for all costs associated with the trash removal.

Section III: ANTENNAS AND SATELLITE DISHES

Please see Satellite/Antenna restrictions attached hereto as APPENDIX "A"

Section IV: PET REGULATIONS

- A. All dogs must be properly licensed and have all appropriate shots as required by the East Bridgewater Town Ordinance and/or state law.
- B. All pets must be accompanied by a responsible person and shall not be allowed upon the common elements unless restrained by a leash, transport box, cage or carried.
- C. No pet waste is to be deposited and left anywhere within the grounds including but not limited, to the bushes, trees or mulched areas. If the pet commits waste on the grounds the pet owner is required to remove and dispose of it immediately.
- D. No pets are to be tied to any fences, bushes, trees, and stakes in the front or rear doors of units.
- E. The feeding of stray animals is prohibited.
- F. Pets should not be allowed to infringe upon the rights of other residents to the safe, clean and quiet enjoyment of their unit (i.e. excessive barking or other excessive animal noises).
- G. Unit owners are fully responsible for the cost of repair for any damage done to common elements by a pet residing in or visiting the unit.
- H. The boarding and breeding of any animal is prohibited within any unit or upon the common areas without the prior written consent of the Board of Trustees. Please refer to Paragraph 11(b) of the Master Deed which prohibits business activities of any nature conducted in a unit.

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Section V: VEHICLES AND PARKING LOTS

- A. Units are assigned with two parking spots. If a resident is in need of more than two parking spots, they must obtain written permission from another unit owner to use their extra space.
- B. You may only park in your assigned spots.
- C. At no times are residents allowed to park extra cars in the guest spaces.
- D. All vehicles owned by a unit owner must be registered with the management company.
- E. Parking is not allowed in the fire lane.
- F. Repair of vehicles is not permitted in the parking lots, except in the case of an emergency, such as changing a flat tire or charging a battery.
- G. Unregistered or inoperable vehicles may not be stored on the property at any time.
- H. The storage and/or parking of campers, RV's, boats, trailers, snow plows etc. is not allowed.
- I. No vehicle longer or wider than the lined parking spaces are allowed.
- J. No school buses or campers are to be parked on the grounds.
- K. During the winter months when snow plowing occurs, ALL VEHICLES MUST BE MOVED. Vehicles that are not moved will be subject to be towed and the costs of the towing company will be the vehicle owner's responsibility.
- L. Unit owners wishing to park a visitor's vehicle for an extended period of time, which shall be defined as more than five (5) consecutive days, must obtain written approval from the Board of Trustees.

Section VI: SEPTIC SYSTEMS

- A. Garbage disposals are not permitted to be installed in any unit.
- B. Leaking toilets and faucets lead to an increase in tank contents. The Association reserves the right to inspect individual units should there be concern that a septic system is being over used as a result of leaking toilets and faucets.
- C. Only waste and toilet paper should be flushed down toilets.

Section VII: RENTAL OF UNITS

- A. All lease agreements must contain a copy of the rules and regulations of Pomponoho Pines Condominium and the Lessee(s) must agree to abide by these rules and regulations.
- B. The Board of Trustees must approve all leases prior to the tenant moving in to the unit.

Section VIII: COMMON AREA CHARGES

- A. Common area charges are determined by the Trustees on an annual basis. Common area charges are due and payable on the first of each calendar month. Unit owners will be assessed a late fee charge if payment is not received by the 15th of each month.
- B. Any costs associated with the collection of past due accounts will be charged to the unit owner, including, but not limited to all legal fees.

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APPENDIX A SATELLITE/ANTENNA INSTALLATION PROCEDURES

Pursuant to the Telecommunication Act of 1996, the Federal Communication Commission, "FCC", has promulgated an order and rule which in essence allows residents in condominiums to use exclusive use areas for antennas or satellite dishes. However, the rules allow the Board to provide for certain restrictions relating to the installation and appearance of the satellite dish or antenna. In addition, it should be noted that the rules do not allow installation of satellite dishes or antenna on general common areas over which the unit owner does not have exclusive use.

Residents are advised that in some cases antennas or satellite dishes installed on your exclusive use area may not allow for an acceptable signal to receive television reception. Unfortunately, if such reception is not possible, the FCC rules do not allow the resident or unit owner to use any general common areas for the installation. Therefore, residents are advised to ensure that they may receive appropriate reception on their exclusive use area prior to purchasing a satellite dish or signing an agreement relating to the rental of a dish or the subscription to any satellite service.

- A. Any resident installing, maintaining, or using an antenna or satellite dish regardless of when installed, shall do so in such a way that does not materially damage the common elements or the units, void any warranties of the Association or other owners, or impair the watertight integrity of the buildings.
- B. The residents who own or use an antenna or satellite dish are responsible for all costs associated with their antenna/satellite dish, but not limited to, costs to: (a) repair, maintain, remove and replace the antenna/satellite dish; (b) repair damage to the common elements, the units, other units, and other property caused by the installation, existence, or use of the antenna/satellite dish; (c) pay for medical expenses incurred by persons injured by installation, existence, or use of the antenna/satellite; (d) reimburse residents of the Association for damages caused by the installation, existence or use of the antenna/satellite dish. Evidence of installer in satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional named insured.
- C. At no point during an installation of an antenna/satellite may the installer drill holes into a common element of the association, nor run wires on an exterior section of the building.
- D. Residents shall not permit their antenna/satellite dish to fall into disrepair or to become a safety hazard.
- E. Residents must complete the enclosed "Notification Form for the Installation of Satellite Dish, MMDS Antenna or TV Antenna" and submit it to the management form prior to any installation commencing.

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RULES AND REGULATIONS
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**NOTIFICATION FORM
FOR THE INSTALLATION OF DBS SATELLITE DISH,
MMDS ANTENNA OR TV ANTENNA**

This form should be completed and submitted to the management company at least five (5) business days prior to the scheduled installation.

Owner's Name:
Owners' Address:

Phone Number of Owner:

Unit Address:

Type of satellite dish or antenna being installed (check all that apply):

DBS Satellite Dish (1 meter or smaller in diameter)

MNMS Antenna (wireless cable – 1 meter or smaller in diameter)

Television Antenna

Does the installation include a mast? If so, please insert the length or height of the mast: _____ feet
(note: mast may not exceed 12 feet in height)

Installation will be completed by _____ resident _____ licensed contractor.

If by a licensed contractor, please provide the following information.

Contractor Name:
Contractor Address:

Contractor Phone Number:

Contractor Insurance Agent:

A copy of the contractor's license and certificate of insurance naming Pomponoho Pines Condominium Trust and its managing agent as an additional named insured is attached hereto and made a part hereof.

Describe on a separate/attached piece of paper the location of the dish/antenna and attach a diagram or drawing of the location of the dish/antenna.

Does the installation and the location of the dish/antenna comply with the Condominium's rules and regulations? Yes No If no, please describe reason for noncompliance on a separate sheet of paper.

I acknowledge that I have read, understand and have complied and will comply at all times with the Association's Resolution with respect to the installation, operation and maintenance of dishes and antennas.

Signature: _____ Date: _____

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Revised September 8, 2010

Rules for Use of Outdoor Grills

The term "Members" as used herein includes Unit Owners, tenants, guests, servants or any other user of a Unit.

1. **Certain Outdoor Cooking Devices Banned.** Due to danger of fire, the storage, keeping, or use of charcoal grills, or open burners, including fireplaces and chimneys, (as well as the fuel that they use) is prohibited anywhere in the Pomponoho Pines community, including within units or on decks and common areas.
2. **Use of gas grills restricted.** Members may not use outdoor grills that run on gas fuel, unless the gas grill was made after 1999 and is equipped with industry standard safety devices including a shut-off valve that shuts down automatically if a fuel line breaks:
3. **Use grills only where permitted.** Gas grills may **not** be used on decks, but must be kept as far away from buildings as possible. Members may neither use nor store charcoal or gas grills within their units. Members may use gas grills that comply with the requirements in Paragraph 2 above, only off the deck and otherwise in accordance with local fire codes.
4. **Monitor use.** It is essential that all members using a gas grill watch the grill closely while it is in use. It shall be a violation of these rules to leave a grill unattended during use.
5. **Keep fire extinguisher.** Members must have a five-pound ABC-type fire extinguisher on hand in case of accidents.
6. **Minimize smoke disturbances.** As a courtesy to neighbors, members must keep to a minimum all disturbances caused by smoke coming from a gas grill. Members should try to refrain from grilling when neighbors are on adjacent patios. If smoke is drifting into neighboring units, members should position the grill so that the wind will carry the smoke away from windows and doors.
7. **Keep grill clean.** Members must keep grills clean at all times.
8. **Association may change rules.** The Association reserves the right to revoke all grilling privileges or to change any of the foregoing rules at any time for any reason.

Board of Trustees of Pomponoho Pines Condominium

Effective: September 8, 2010