

MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 750

CONDOMINIUM RULES

BE IT RESOLVED that the Corporation enact the following Rules respecting the use of the Common Elements and Units to promote the safety, security and welfare of the owners, and to prevent unreasonable interference with the use and enjoyment of the Common Elements and of other Units.

The following Rules and Regulations shall be observed by the owners, and the term "owner" shall include the owner or any other person occupying the Unit with the owner's approval.

1. No private passenger automobile which is not being used from day to day, or which is undergoing repairs of any nature, shall be parked or located upon the Common Elements or any part thereof.
2. Any vehicle parked upon any part of the Common Elements contrary to the Declaration or these Rules may be removed by the Corporation or its agents at the owner's risk and expense.
3. No motor vehicle shall be driven on any part of the Common Elements other than on a driveway or parking area.
4. The sidewalks, walkways, passages, and driveways shall not be obstructed or used for any other purpose than ingress to and egress from the Units and the parking areas within the Common Elements.
5. Every owner or occupant of a Unit shall clean up after any pet of the owner or occupant.
6. No combustible, flammable or offensive goods, provisions or materials shall be kept on any part of the Common Elements.
7. No owner shall do or permit anything to be done in the owner's Unit, or bring or keep anything therein, which will in any way increase the risk of fire or the rate of fire insurance on the building or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire, or with the regulations of the Fire Department, or with any insurance policy carried by the Corporation or any owner, or with any of the rules and ordinances of the Board of Health, or with any statute or municipal by-law.
8. Water shall not be left running unless in actual use.
9. No person shall cause noise by voice or musical instrument or sound reproduction or in any other manner whatsoever which in the opinion of the Board may disturb the comfort of the other owners and occupants.
10. No curtains, drapes, blinds, shades or other window coverings visible from the exterior of a building which in the opinion of the Board or the manager may be offensive or disturbing to any owner, shall be permitted.
11. No debris, refuse or garbage shall be placed on the Common Elements except on the day designated for garbage pickup (or after 5:00 p.m. on the day preceding such day) when the same may be placed in the areas designated by the Corporation for such purpose. All animal and vegetable garbage is to be placed in properly tied polyethylene or plastic bags and stored in the Unit. No such polyethylene or plastic bags shall contain more than twenty-five (25) pounds of debris, refuse or garbage. Any debris, refuse or garbage not collected on such day or days shall be cleaned up and stored in the owner's Unit by the owner or occupant who placed it out for pickup.
12. Nothing shall be thrown out of the windows or doors of a Unit.
13. Owners or occupants shall not overload any existing electrical circuits.
14. No auction sale, garage sale, yard sale or any sale of a similar nature shall be held on any part of the

Common Elements, without the consent of the Board.

15. No bicycle, tricycle, barbecue or other item of personal property shall be permitted to remain on the Common Elements when not in use, except that barbecues and garden furniture may remain on the exclusive use deck area appurtenant to each Unit and a private passenger vehicle may be parked in the exclusive use parking area.
16. No person shall throw or hit a ball or similar object against any building.
17. No air conditioning unit shall be placed or operated in any window or in any other opening in a building.
18. Any loss, cost, damages or expenses incurred by the Corporation by reason of a breach of any Rules and Regulations in force from time to time by any owner, the owner's family, guests, servants, agents or occupants of the owner's Unit, shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.

These Rules shall be read with all changes of number and gender required by the context.