

# **GREAT ROAD CONDOMINIUM**

C/o Phoenix Company, Inc.

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## **RULES AND REGULATIONS GREAT ROAD CONDOMINIUM TRUST**

1. No part of the Property shall be used for any purpose except housing, and the common recreational purposes for which the Property was designed.
2. There shall be no obstruction of the common areas, nor shall anything be stored in the common areas, without the prior consent of the Trustees except as herein or in the By-Laws expressly provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit, the interior of his storage enclosure and his balcony, terrace or roof deck, if any, in accordance with the provisions of the By-Laws.
3. Nothing shall be done or kept in any Unit or in the common areas which will increase the rate of insurance of the Building, or contents thereof, applicable for residential use, 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 which will result in the cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law. No waste shall be permitted in the common areas except where provision is made.
4. 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 Building, and no sign, awning, canopy, shutter or radio or television antenna (except for master antenna system) shall be affixed to or placed upon the exterior walls, balcony/terraces, doors, roof, or any part thereof, or exposed on or at any window, without the prior consent of the Trustees.
5. No noxious or offensive activity shall be carried on in any Unit, or in the common areas, nor shall anything be done therein, whether willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with rights, comforts, or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in his Unit at unreasonable hours if the same shall disturb or annoy other occupants of the Building. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction at any time.

6. Nothing shall be done in any Unit or in, on, or to the common areas which will impair the structural integrity of any Building or which would structurally change any of the Building.
7. No clothes, sheets, blankets, laundry, or any kind of articles shall be hung out of a Unit or exposed on any part of the common areas. The common areas shall be kept free and clear of rubbish, debris, and other unsightly materials.
8. Except in recreational or storage areas designated as such by the Board of Trustees, there shall be no playing, lounging, or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs, on any part of the common areas except that terraces and balconies may be used for their usual intended purposes. Storage by Unit Owners in areas designated by the Board of Trustees shall be at the Unit Owner's risk.
9. No industry, business, trade, or occupation of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise shall be conducted, maintained or permitted in any part of the Property, nor shall any "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes. The right is reserved by the Grantor and the Board of Trustees, or its agent, to place "For Sale," "For Rent," or "For Lease" signs on any unsold or unoccupied Units, and the right is hereby given to any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee, but in no event will any sign be larger than one (1) foot by two (2) feet.
10. Nothing shall be altered or constructed in or removed from the common areas and facilities, except upon the written consent of the Trustees.
11. No public hall of the Building nor any portion of the common areas shall be decorated or furnished by any Unit Owner in any manner.
12. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or permit to be swept or thrown therefrom, or from the doors, windows, terraces or balconies thereof, any dirt or other substance.
13. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.
14. The agents of the Board of Trustees or the managing agent, may enter any room or Unit in the Building at any time in case of emergency.
15. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by resolution of the Board of Trustees.

16. No garbage cans shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, terraces or balconies or placed upon the window sills. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies or terraces.
17. No terrace or balcony shall be decorated, enclosed or covered by an awning or otherwise without the consent in writing of the Board of Trustees.
18. No cooking or barbecuing shall be allowed on the balconies adjacent to units on the second and third floors.
19. No unit owner is prohibited from placing outdoor furniture and decorative foliage, of a customary nature, on a patio that is a limited common element appurtenant to the unit.
20. No Unit Owner or occupant or any of his agents, servants, employees, licensees or visitors shall, at any time, bring into or keep any flammable, combustible or explosive fluid, material, chemical or substance, except such lighting and cleaning fluids as are customary for residential use.
21. If any key or keys are entrusted by a Unit Owner or occupant or any member of his family or by his agent, servant, employee, licensee or visitor to any employee of the Board of Trustees, whether for such Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
22. The Board of Trustees, or its designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a Unit without the written consent of the Board of Trustees. In case such consent is given, the Unit Owner shall provide the Board of Trustees, or its agent, with an additional key, pursuant to its right of access to the Unit.
23. The Board of Trustees may charge guests for the use of the swimming pool and may restrict the number of guests that may use the swimming pool.
24. The swimming pool may not be used unless the user is accompanied by a Unit Owner, and a life guard is present at the swimming pool.
25. Rules of behavior for the swimming pool, pool area, and function room/club house will be promulgated by the Board of Trustees. Rules and Regulations governing the use of other common areas and facilities may be promulgated by the Board of Trustees. All Unit Owners, their families, invitees and guests must abide by such rules.
26. Draperies, curtains or blinds must be installed by each Unit Owner on all windows of his or her Unit and must be maintained in said windows at all times. The color of the portion of said draperies, blinds or curtains visible from the exterior shall conform to standards specified by the Board of Trustees, if any.

The Trustees have specified all portions of curtains/shades/blinds in units visible from the exterior shall be white.

27. The Board of Trustees shall, from time to time, promulgate a list of service and convenience individuals and firms such as dry-cleaners, launderers, milkmen, repairmen, etc. who are authorized to do business on the Property. No other such individuals or firms shall be authorized on the Property without the approval of the Board of Trustees.

**SMOKING:**

1. Unit Owners are responsible for ensuring that all individuals residing in their unit, their guests, and any contractors working in their unit adhere to the smoking policy, and for ensuring that smoke from inside their unit does not infiltrate other units or interior common areas.
2. Smoking is not allowed in interior common areas, including halls, inside entryways, laundry, utility and storage areas.
3. Smoking is not permitted in the Pool Area.
4. Discarding of smoking materials on common areas is prohibited.