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ECHO HILL TOWNHOUSE CONDOMINIUM TRUST
SEVENTH AMENDMENT TO THE RULES AND REGULATIONS
ADOPTED UNDER ARTICLE VII, D, OF THE BYLAWS

The rules and regulations of the Echo Hill Townhouse Condominiums including those set forth in Section II of the condominium documents and amendments thereto entitled "Echo Hill Townhouse Condominium Documents, Amherst, MA" are hereby deleted in their entirety and the following are hereby adopted in their place under Article VII, Section D:

ONE: Sale of Units – Before any unit may be sold or otherwise conveyed the same shall be offered to the Trustees of Echo Hill Townhouse Condominium Trust as set forth in Section 1, Paragraph 11/page11 and Section II, Article VII/Paragraph G/Page 17 of the document entitled "Echo Hill Townhouse Condominium Documents, Amherst, MA" (hereinafter called the Condominium documents) and a copy of these Rules and Regulations signed by the proposed buyer(s) or transferee(s) shall accompany said written offer in each case. The buyer(s) or transferee(s) shall be responsible for obtaining the Condominium Documents from the seller.

TWO: Rental of units: Before any unit can be rented, an application under the provisions of Section 1, paragraph 8, page 9 of the Condominium Documents must be filed with the Management Company on forms provided by the Management Company together with a copy of the then current Rules and Regulations signed by the proposed tenants. **THE FILING OF THESE FORMS IS THE RESPONSIBILITY OF THE UNIT OWNER AND MUST BE FILED WITH AND APPROVED BY THE MANAGEMENT COMPANY TEN DAYS PRIOR TO THE BEGINNING OF THE LEASE DATE** unless ten days' notice is not possible. **ALL INFORMATION ON THESE FORMS MUST BE KEPT CURRENT WITH THE PROPERTY MANAGER. THESE FORMS MUST BE FILED EACH TIME A UNIT IS RENTED.** A penalty of \$200.00 will be assessed against any unit owner not complying with this rule.

THREE: Move –in fee: A \$100.00 "move-in" fee must be paid to the Association and forwarded to the Management Company, with each new sale, rental, or tenancy of units.

FOUR. Occupancy – Pursuant to the provisions of Section 1, Paragraph 8(A), Page 9 of the Master Deed, no more than two unrelated adults may occupy a two bedroom unit. No more than three unrelated adults may occupy a three –bedroom unit.

FIVE – Grounds – Unit Owners, their families, guests, agents and tenants may not damage the common areas nor endanger themselves or other people. Damage to common areas includes, but is not limited to: parking vehicles, such as moving vans, on the grass; Bicycle riding, skate boarding and or similar activities on the PREMISES; and breaking tree or shrub branches. Endangering themselves and other people includes, but is not limited to: depositing, or causing to be deposited, snow or ice on walkways; riding or parking bicycles and skateboards on walks; and climbing trees. Costs arising from damage or endangerment are to be paid by the unit owner who is responsible. Unit owners are responsible for the actions of their family members, guests, agents or tenants.

SIX- Pets. No pet shall be kept in or about the unit without a written application to the Trustees, and a signed consent form from the Trustees. Any consent so given may be revoked at any time after a 7-

day warning has been presented to the owner **or immediately if the animal poses a danger, harms or threatens any individual on the grounds.** If such warning is disregarded, consent will be revoked and the pet must be removed immediately. Owners are responsible for preventing their pets from becoming nuisances to other Unit Owners or to their tenants or guests, for keeping their dogs under leash control, while on the grounds of the Common Areas, or for making excessive noise or damage on the property and for cleaning up after their dogs.

SEVEN. Personal Property In On or About Common Trust Property. No exterior additions or appurtenances to a unit may be made without the prior approval of the Trustees. If, pursuant to Section 1, Paragraph 8 (e), Page 9 of the Condominium Documents, the Trustees shall permit an exterior modification or addition to a unit or any appurtenances thereto such as windows, door/screen door/storm door, chimney, garage door, air conditioner, natural gas vent installation, awnings, sun room, antenna, sign, banner or any other fixture or thing, the unit owner (s) shall agree as a condition for such approval, for the owner, any heirs, executors, administrators and assigns (including subsequent owners of said unit) that he/they shall pay all costs of purchase, installation, maintenance and removal of such thing or fixture. If any such thing or fixture shall be in need of maintenance, upkeep or repair, of such thing or fixture. If any such thing or fixture shall be in need of maintenance, upkeep or repair, the Trustees may notify the unit owner (s) of the work required whereupon the unit owner(s) shall have fifteen (15) days thereafter in which to comply with said notice by effecting said maintenance or repair. If the unit owner (s) shall thereafter fail to provide such maintenance or repair, the Trustees shall have the right to do so and to be reimbursed by the unit owner (s) for such expense. No resident shall hang rugs, drapes and the like from any unit, patio fence, or any appurtenance of a unit. No resident shall install a permanent clothesline.

EIGHT. Condominium Fees. All monthly assessments for common expenses as set forth in Section II/Article IV, Paragraph 5, Page 3 and Article VI, Paragraph 6, Page 10 and Article VII, Paragraph B, Pages 13,14, and 15 of the Condominium Documents shall be paid on the first day of each and every consecutive month. If any such monthly assessment shall be unpaid within ten (10) days of its due date, the unit owner(s) shall pay in addition to the said monthly a late charge of \$10.00 for each month until payment thereof plus interest at the rate of two (2) per cent per month upon each such monthly assessment and late charge. Unit owner shall be liable to repay any legal fees and costs if necessary.

NINE. Noise Factor. Unit owners shall observe the provisions of Section 1, Paragraph 8(f), page 9 of the Condominium Documents and, more particularly, no unit owner shall make or permit any disturbing noises in the unit or do or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other unit owners. No unit owner shall permit to be operated a stereo, radio, or television in such unit owner's unit if the same shall disturb or annoy other occupants of units, and in no event shall any unit owner practice or suffer to be practiced either vocal or instrumental music for more than two hours in any day or between the hours of 6:00 PM and 9:00 a.m. No unit owner shall play upon or suffer to be played upon any musical instrument between the hours of 11:00 p.m. and 9:00 a.m. No unit owner shall give vocal or instrumental instruction for pay.

TEN. Trash Removal. All unit owners and residents must comply with the Town of Amherst rubbish and recycling rules. Please see instructions posted in all trash rooms or call the management company with

any questions. **Unit owners are responsible for any fines or costs assessed as direct result of said unit owner, family member, agent, tenants or guests' failure to abide by the Town of rules and regulations and any clean- up costs.**

ELEVEN. Parking. Residents are required to use carports/garages¹ to park their vehicles. Parking lots are reserved for visitors and 2nd or 3rd family vehicles. Residents may only park in designated parking spaces and in carports. No parking is allowed in front of carports or garages, nor blocking walkways or driveways. Vehicles belonging to a resident or guest may not be repaired, washed or serviced (oil changes, tune-up, etc.) on the condominium property.

Vehicles may be TOWED at the owner's expense for the following violations:

- Unregistered vehicles left in open parking areas
- Vehicles parked on main road blocking walkway
- Vehicles parked behind another car in carport, garage, or parking space
- Vehicles impeding snow removal, fire safety lanes or access by emergency vehicles

TWELVE. Use and appearance of carports. Single carports need to accommodate the parking of single vehicle within the confines of the carport; a double carport needs to accommodate the parking of two (2) vehicles within the confines of the carport. Carports must be maintained in an orderly condition. Upholstered furniture, mattresses, other porous materials, or items that create offensive odors or health issues, etc. are prohibited from being stored in the carports.

THIRTEEN. Insurance. The Trustees and manager shall provide insurance as set forth in Section II, Article VII, Paragraph E, 3, Page 16 of the Condominium Documents. Unit Owners shall be responsible for providing fire and extended coverage insurance upon all personal property, fixtures and other property within the interior boundaries of their units, respectively, and within and about all appurtenances thereto such as garages and patios.

FOURTEEN. Violations. Any unit owner, family member, agent, licensee or tenant found to be in violation of the above Rules and Regulations, will be notified in writing by the Board of Trustees to cease and desist such violation within a reasonable period of time unless specified differently elsewhere in these Rules and Regulations: a reasonable period being seven-(7) days unless otherwise specified. Failure to comply with such request shall result in a fine of ten (\$10) per day as long as such violation shall exist and shall serve to form a lien against the unit if remaining unpaid. All attorneys' fees incurred by the Condominium in enforcement of the Rules and Regulations shall be paid by the affected unit owner on behalf of his tenants, family members, licensees, employees, servants, agents or guests.

FIFTEEN. Tag Sales. No tag/garage sale shall be permitted or conducted on any part of the property or any unit.

SIXTEEN: These Rules and Regulations may be added to, amended or repealed at any time by a vote of the majority of the Trustees or by a written instrument signed by a majority thereof.

EXECUTED AND SEALED THIS 8 day of August 2013

In witness whereof, the undersigned has executed this as a sealed instrument this 8th day of August 2013.

Jeanne L. Harlow Property Manager

By: [Signature]
Ben Garvey

By: [Signature]
Paula O'Brien

By: [Signature]
Sally Chaffee

COMMONWEALTH OF MASSACHUSETTS

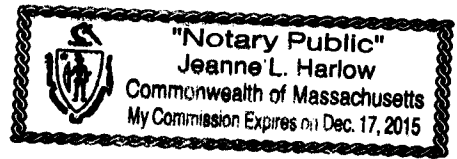
HAMPSHIRE, ss.

8/8/2013

On this 8 day of Aug 2013, before me the undersigned notary public, personally appeared Ben Garvey, Paula O'Brien and Sally Chaffee, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the duly authorized Board of Trustees of the Echo Hill Townhouse Condominium Trust.

Jeanne L. Harlow
Notary Public

My commission expires:



ATTEST: HAMPSHIRE, [Signature], REGISTER
MARY OLBERDING