

MAYFLOWER CONDOMINIUM

ASSENT OF TRUSTEES
FOR UNIT RENTAL

The undersigned Unit Owner has asked for permission to lease his unit.

The undersigned, being a majority of the Trustees of the Mayflower Condominium Trust, created by a Declaration of Trust and By-Laws, dated August 30, 1983, recorded in Hampshire County Registry of Deeds, Book 2386, Page 115, pursuant to Rule ONE of the Rules and Regulations promulgated by the Trustees, hereby approve the following person(s):

_____ to occupy Unit # _____ owned by _____.

This consent is conditioned upon the aforesaid tenants faithfully observing all of the restrictions, conditions and terms of the Rules and Regulations of the Mayflower Condominium Trust and the Condominium Documents as therein defined, in default of which this consent may be revoked by the undersigned trustees.

MAYFLOWER CONDOMINIUM TRUST

By: _____

By: _____

By: _____

Unit Owner's Signature

Unit Owner's Signature

Date

APPLICATION TO LEASE

I/We _____ apply to lease
Unit # _____ in Mayflower Condominium, Belchertown MA, owned by
_____ for the term of _____,
commencing on _____.

1. The Unit will be occupied only by myself and:

2. Present residence: _____

No. of years: _____ Own _____ Rent _____

Present landlord or rental agent: _____

3. Your occupation: _____

Employer: _____ Phone _____

Co-tenant's occupation: _____

Employer: _____ Phone _____

4. Names and addresses of two references:

5. In case of emergency, notify: _____

6. Number of automobiles: _____

Make and License number: _____

Applicant's Signature

Applicant's Signature

Tel. # _____ Date: _____

Contact Person for Owner: _____

PLEASE READ, SIGN AND RETURN THE ATTACHED RULES & REGULATIONS.
KEEP ONE COPY OF THE RULES AND REGULATIONS FOR YOUR RECORDS.

MAYFLOWER CONDOMINIUM TRUST

AMENDED
RULES AND REGULATIONS ADOPTED UNDER
ARTICLE VII D OF THE TRUST AND BY-LAWS

The Rules and Regulations of Mayflower Condominium as set forth in a document entitled, "Mayflower Condominium Documents, Belchertown, MA", are hereby deleted in their entirety and the following are hereby adopted in their place:

ONE. Rental of Units. No unit shall be rented, leased or licensed for use or occupancy by persons other than the unit owner unless the owner thereof shall have first obtained rental forms from the trustees of Mayflower Condominium Trust and their assent in writing thereto, as provided in Paragraph 8 of the Master Deed of Mayflower Condominium. All leases and other contracts for the occupancy of a unit shall be in writing and signed by the parties thereto.

TWO. Noise Factor. Unit owners shall observe the provisions of Paragraph 8 of said Master Deed 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 play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph, radio, or television loudspeaker in such unit owner's unit between the hours of 10:00 p.m. and 8:00 a.m. 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 p.m. and 8:00 a.m. No unit owner shall give vocal or instrumental instruction at any time.

THREE. Pets. No pet shall be kept in or about the unit without a written application to the Trustees and a signed written consent form from the Trustees. Any consent so given may be revoked at any time, in writing, and the pet must be removed immediately. See Paragraph 8 of said Master Deed. No DOGS are allowed except those dogs owned by owners prior to June 1, 1989. These allowed dogs must be on a leash when outside and the owners must immediately pick up after the dogs.

FOUR. Personal Property In, On or About Common Trust Property. No exterior modifications or additions to a unit may be made without the prior written approval of the Trustees. If, pursuant to Paragraph 8 of said Master Deed, the Trustees shall permit an exterior modification or addition adjacent to a unit, or any appurtenances thereto such as screens, screen doors, chimneys, or any other fixture or thing, the unit owner shall agree, as a condition for said approval, for himself, his 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, the Trustees may notify the unit owner of the work required whereupon the unit owner shall have fifteen (15) days thereafter in which to comply with said notice by affecting said maintenance or repair. If the unit owner 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 for such expense.

Each unit is allowed two motor vehicles (including motorcycles. Vehicles are to be parked in the spaces corresponding to the unit number.

Other personal property including, but not limited to, boats, campers, etc. may not be parked and/or stored on the common property.

FIVE. Maintenance Fees. All monthly assessments for common expenses, as set forth in Article VII, Section B2a shall be paid on the first day of each and every consecutive month. If any such monthly assessment shall not be paid within thirty (30) days of its due date, the unit owner shall pay, in addition to the said monthly assessment, a late charge of \$10.00 for each month until payment thereof plus interest at the rate of two (2) percent per month upon each such monthly assessment and late charge.

SIX. Garbage and Refuse. Garbage and refuse must be in contained bags and will be picked up from basement areas once a week.

SEVEN. Insurance. The Trustees and manager shall provide insurance as set forth in Section E of said Declaration of Trust. 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.

EIGHT. Unit Violations. Owners having an illegal number of occupants, See provisions of Paragraph 7A, B of the Master Deed, or more than two motor vehicles, as stated in Rule Three above, will be assessed a sum of money equal to twice the monthly maintenance fee then in effect for each person and/or vehicle above the allowed number.

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

EXECUTED AND SEALED this 27th day of December 1989.

MAYFLOWER CONDOMINIUM TRUST

By: [Signature]
Jerald H. Gates, Trustee

By: [Signature]
Marilyn A. Nelson, Trustee

By: [Signature]
Ellen Berthier, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

December 27, 1989

Then personally appeared the above named Trustees and acknowledged the foregoing to be the free act and deed of the Mayflower Condominium Trust, before me,

[Signature]
Notary Public

Alice Zumbroski

My Commission Expires:

May 16, 1991

Hampshire ss: Jan 11 1990 at 12 o'clock and 27 minutes P.M., Rec'd ent'd and exam'd with Hampshire Reg. of Deeds, Book 3506 Page 305

Attest: [Signature]
REGISTER

MAYFLOWER CONDOMINIUM TRUST
RULES AND REGULATIONS

I/we, the undersigned, have read and understand the attached Mayflower Condominium Trust Rules and Regulations, and agree to abide by the same during the term of our tenancy.

I/we have kept the second copy of the Rules and Regulations for our reference.

Tenant's Signature

Tenant's Signature

Date