ATTACHMENT 4

CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS
CONDOMINIUM REGULATIONS

Article I – Responsibility of Owner

1.1 **Payment of Assigned Costs** – The Owner of a Unit in Cambridge Condominiums is responsible to the Council of Owners for timely payment of the Common Area Maintenance Fees, Assessments, Late Charges and the utility costs assigned to the Unit and any charges assigned to the Unitas a result of staff services to theUnit.

1.2 **Damages to Common Elements** – The Owner is responsible to the Council for any damages caused to the Common Elements as a result of acts of the Owner, or the Owner's family, tenants, guests, servants, workmen and invitees.

1.3 **Observance of Rules** – In addition to the Owner's responsibility to comply with the provisions of the Declaration of Condominium, the By-laws, the Condominium Regulations, and the Community Rules, the Owner is also responsible for seeing that the Owner's family, tenants, guests, servants, workmen and invitees, in using the Unit and the Common Elements, also comply withthem.

Article II – Common Element and Public Area

2.1 **Changes Not Permitted** – There shall be no other change to either the structure or the cosmetics of the Building without the approval of the Council of Owners, except that Board of Directors may establish criteria under which the common wall between two Residential Units owned by a single party may be altered to permit the two Units to comprise a single dwelling unit.

2.2 **No Owner Property To Be In Hallways Or Common Areas** – No furniture or other items shall be placed in the hallways, foyers, stairwells, or other public areas of the Building except with the approval of the Board of Directors or in conformity with the standards and limitations which have been prescribed by theBoard.

2.3 **Use Of Public Areas, Club Room, Swimming Pool** – The clubroom, the swimming pool and the other public areas of the Condominium shall be used only in accordance with rules and standards prescribed by the Board of Directors.

Article III – Security and Sanitation

3.1 **No Hazardous Substances** – No substances which may be hazardous to person or property may be kept in any part of the Building.

3.2 **No Hazardous Activities** – No activities which may be dangerous or harmful to persons or property shall be allowed in theBuilding.

3.3 **Keys to Units** – In anticipation of emergencies, the Board, through the manager, must be able to open all Units. As to any Unit which cannot be opened with the general passkey, the

Owner shall furnish the manager with a key which will open the door to the Unit. If requested by the Owner, this key will be kept under seal and used only in case of emergency.

3.4 **Water Closets and Plumbing** – Water closets and other plumbing facilities in Units shall be kept in good functioning order.

3.5 **Trash and Garbage** – No trash or garbage shall be allowed to accumulate in any Unit, but shall be disposed of in accordance with guidelines to be prescribed by the Board or in the CommunityRules.

3.6 **General Rule On Responsibility In Case Of Water Leaks** – As a general rule, the Council of Owners will accept responsibility only for those damages directly caused by water leaks from or through faulty Common Elements. Responsibility for leaks in pipes or from air handlers which are part of an Owner's unit, must be borne by that Owner.

Article IV – Tranquility and Comfort

4.1 **Noises** – The noise levels of radios, televisions, music players as well as voices at levels to penetrate to the halls or to other Units are prohibited.

4.2 **Odors** – No activity or substance shall be permitted in a Unit if it results in an odor which penetrates to the air conditioning system, the halls or to anotherUnit.

Article V – Building Appearances

5.1 **Appearance To Be Maintained** – No additions or changes shall be made to the Building or to any of the Common Elements without prior approval of the Council of Owners. Included in this prohibition is any change which impairs the uniform appearance of the building.

5.2 **Signs Prohibited** – No sign shall be displayed from any balcony or window of a Unit, except that the Board of Directors may establish standards for signs to display from the windows of the CommercialUnits.

5.3 **No Attachments to Windows Or Balconies** – There shall be no attachments to the windows or balconies if the attachments can be observed from the streetlevel.

Article VI – Garage and Parking Spaces

6.1 **Criteria For Assigning Parking Spaces** – Under the Declaration of Condominium, the Board of Directors has responsibility for assigning available Parking Spaces. The Board shall follow pre-established criteria in deciding assignments in cases where there are multiple requests from Owners for a particular available ParkingSpace.

6.2 **Duration of Assignments of Parking Spaces** – Once a Parking Space is assigned to a Unit that assignment shall continue so long as the Owner maintains title to the Unit or until the Owner of the Unit applies for and receives assignment of another Parking Space pursuant to the guidelines governingparkingassignments. When the ownership of a Unit changes, the Parking Space assigned to that Unit shall become available for reassignment under those guidelines.

6.3 **Trailers, Vans, Boats, Motorcycles** – No trailers, vans, boats or motorcycles shall be parked in the garage except:

(i) With specific permission of the Board,or
(ii) Where the Board has established guidelines for the parking of such vehicles in the garage, and the manager has determined that the guidelines are being met.

6.4 **Inoperative Vehicles; Repair Work** – No Parking Space or any other part of the parking levels shall be used for making repairs other than emergency repairs.

Article VII – Unit Occupancy

7.1 **Persons Per Unit** – No more than two unrelated persons shall reside in a Unit unless all the persons are members of a single family, the total number of which does not exceed two times the number of bathrooms in the Unit.

7.2 **Commercial Activity Prohibited** – No commercial or profit making activity may be conducted above the first floor of the Building or in the club room, at the swimming pool, or in the Common Areas of the Building. The following shall not be deemed a violation of this provision: (i) the showing of a Unit for sale or lease; (ii) the maintenance of a personal library; (iii) the keeping of personal business or professional record of accounts; (iv) the handling of personal business or professional telephone calls or correspondence.

Article VII – Pets

8.1 **No Pets** – No pets shall be kept in any Unit, except that an Owner (but not a tenant without the Owner's concurrence) may keep either cat or a bird approved by the Board. Such pets will be subject to the Community Rules respecting animals.

8.2 **Animals** – Certified service animals and emotional support animals which are approved by the Board are allowed within the Condominium, subject to the Community Rules respecting animals.

Article IX – General

9.1 **Luggage Carts and Grocery Carts**– Luggage carts and grocery carts shall not be carried on the main passenger elevators except when the service elevator is unavailable.

9.2 **Storage Rooms and Laundry Rooms** – Occupants using the laundry rooms and storage rooms shall do so only in accordance with directions and requirements provided by the Board of Directors.

Article X – Amendments

10.1 **Procedures to Amend** – These Condominium Regulations may be amended only as provided in the Declaration of Condominium, which requires approval of a majority of Owners eligible to vote at a meeting for which the notice carries the text of the proposed amendment.