

THE PLEASANT STREET LEASEHOLD CONDOMINIUM

RULES AND REGULATIONS

1. No part of the Pleasant Street Leasehold Condominium, Cambridge, Massachusetts, (the "Condominium"), shall be used for any purpose except in accordance with those set forth in the Master Deed of the Condominium of even date with and recorded with the By-Laws of the Pleasant Street Leasehold Condominium Association (the "Association").
2. There shall be no obstruction of the Common Elements. Nothing shall be stored in the Common Elements without the prior consent of the Board of Managers of the Association (hereinafter, the "Board of Managers"), except as expressly permitted in the Master Deed of the Condominium or in the By-Laws, including these Rules and Regulations.
3. 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 or balconies or decks of the buildings of the Condominium (the "Condominium Buildings") or on the entrance doors to the Units, and no sign, flag, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, balconies, decks, roof, or any part thereof, or exposed on or at any window, without the prior written consent of the Board of Managers; provided, however, that neither the foregoing nor any other provisions of these Rules and Regulations shall restrict, diminish or otherwise affect the right of any Unit Owner to decorate the interior of his or her Unit as such Unit Owner may desire so long as the interior decorations that are visible from the outside are not offensive and do not create a nuisance. Unit Owners will not be allowed to put their names in any entry passageway, vestibule, hall, or stairway of the Condominium Building except in the proper place or in the mailbox provided for the use of the Unit (in print approved as to size and style by the Board of Managers).
4. No clothes, sheets, blankets, laundry, rugs, or any kind of other article shall be hung out of the windows, balconies or decks of any Unit or the Condominium Buildings or exposed on any part of the Common Elements, nor shall any rugs or mops be shaken from any such windows or in any part of the Common Elements. The Common Elements shall be kept free and clear of all rubbish, debris, and other unsightly materials, and no garbage cans shall be placed in the halls or in the staircase landings of the Condominium Building, or in any other common area, except as permitted in writing by the Board of Managers. Smoking is not permitted in the Common Elements.
5. Except for storage in the storage bins exclusively appurtenant to a particular Unit, or in other areas designated by the Board of Managers, there shall be no playing, lounging, riding, or storing or parking of baby carriages, playpens, bicycles,

wagons, toys, vehicles, trailers, tools, benches, chairs or other items, in any part of the Common Elements. Storage of personal items in the maintenance closets and mechanical rooms is strictly prohibited.

6. Nothing shall be altered in, constructed in, added to or removed from the Common Elements nor shall any entrance door to a Unit be altered, added, removed or replaced, except upon the prior written consent of the Board of Managers and in accord with the provisions of the Master Deed and the By-Laws, including these Rules and Regulations. Without limitation, no improvements or alterations to, in or affecting any Unit, including any additions or alterations to electrical, plumbing, heating, or other systems, equipment or facilities, shall diminish or otherwise adversely affect the sound and/or vibration insulation between Units or between a Unit and the Common Elements; and no ventilator or air conditioning device or any other equipment or apparatus shall be installed or used in, on or outside of any window.
7. No part of the Common Elements of the Condominium shall be decorated or furnished by any Unit Owner in any manner nor shall the exterior surface of any entrance door to a Unit be painted or otherwise decorated in any manner, except with the prior written approval of the Board of Managers and in accord with the provisions of the Master Deed of the Condominium and the By-Laws, including these Rules and Regulations.
8. Any maintenance, repair, or replacement of Common Elements which is the responsibility of a Unit Owner pursuant to the Master Deed of the Condominium or the By-Laws shall be done only by contractors or workers approved in advance by the Board of Managers and no unauthorized person, including a Unit Owner, shall be permitted on the roof, or in any mechanical, utility or like rooms and areas, of the Condominium Building, without the prior consent of the Board of Managers.
9. If any key or keys (or lock combination) are entrusted by a Unit Owner or occupant or by any member of his or her family, or by his or her agent, servant, employee, licensee, lessee or visitor, to a Member of the Board of Managers, or an agent or employee of the Board of Managers, including without limitation the managing agent of the Condominium, whether for such Unit, a storage bin, or an automobile, trunk, or other item of personal property, the acceptance of the key (or combination) shall be at the sole risk of such Unit Owner or occupant, and such manager of the Board of Managers, agent, employee, and the Board of Managers shall not be liable for injury, loss, or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
10. The Board of Managers or its designated agent may retain a pass key or lock combination, as the case may be, to each Unit and storage bin. No Unit Owner shall alter any lock or install a new lock or a bell, buzzer or knocker on any door

of a Unit or storage bin without the written consent of the Board of Managers. In case such consent is given, the Unit Owner shall provide the Board of Managers or its designated agent with an additional key or lock combination, as the case may be, pursuant to its right of access to the Unit.

11. All personal property of the Unit Owners in the Units, storage bins and storage areas, and elsewhere shall be kept therein at the sole risk and responsibility of the respective Unit Owners, and none of the Board of Managers, its designated agents, the Sponsor of the Master Deed, nor any of their respective successors or assigns, shall bear any responsibility therefor.
12. Each Unit Owner assumes responsibility for his or her own safety and that of his or her family, guests, agents, servants, employees, licensees, and lessees, while within the Condominium including the Common Elements.
13. Restrictions on use and hours of the fitness center and the A/V Room shall be set by the Board of Managers from time to time.
14. Unit Owners shall be responsible for completely closing behind then all doors providing ingress to and egress from the Units and common areas of the Condominium Building and shall at no time place articles in doorways or otherwise impede the complete closing of such doors behind them for security purposes.
15. No religious or other ceremonies of any kind shall be permitted in any of the Common Elements without the prior written consent of the Board of Managers as the granting of such consent is governed by said Master Deed and said By-Laws.
16. No Unit Owner or occupant shall suffer or permit any employee of the managing agent who is assigned to work at the Condominium to perform any private business for any Unit Owner. Any complaints regarding any service in the Condominium Buildings shall be made in writing to the managing agent and the Board of Managers.
17. In addition to other rules and regulations contained herein, the parking spaces included in the Common Elements shall be subject to the following:
 - (a) Nothing shall be constructed in, added to or removed from any parking space.
 - (b) No part of a parking space shall be painted or otherwise decorated in any manner.

- (c) No washing of motor vehicles shall be permitted in a parking space or any other portion of the below-grade parking levels of the Condominium Buildings.
 - (d) No boats, trailers, unregistered vehicles, or inoperable vehicles shall be permitted to be parked in a parking space.
 - (e) Parking spaces may not be used for storage. Only the storage bin appurtenant to a Unit may be used for storage.
 - (f) All motor vehicles shall be parked in a parking space and positioned in such a manner as not to impede or prevent ready access to other parking spaces.
 - (g) Each Unit Owner shall be entitled to use one parking space in the below-grade parking level of the Condominium Building in which the Unit Owner's Unit is located. Each below-grade parking level contains accessible, standard and compact parking spaces. Accessible parking spaces shall be reserved first for the use of owners of the accessible Units who have handicapped license plates for their vehicles and second for the use of other Unit Owners whose vehicles have handicapped license plates. Unit Owners who own compact cars shall park in compact parking spaces unless all such parking spaces in the below-grade parking level of the Condominium Building are taken. The Board of Managers may assign designated parking spaces to Unit Owners.
18. Bicycles shall be parked and stored only in a designated area of the basement or garage area and not in hallway, entrances, or other common areas. Skates and skateboards shall not be used inside the Condominium Buildings.
19. Subject to applicable provisions of the Master Deed and By-Laws, the Board of Managers may from time to time promulgate such other reasonable administrative rules and regulations restricting and regulating the use, maintenance, and appearance of the Common Elements, as the Board of Managers consider to be necessary or appropriate for the use and enjoyment, comfort, and convenience of all Unit Owners and occupants, and the Unit Owners shall comply therewith.
20. Any consent or approval given by the Board of Managers under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Managers.
21. These Rules and Regulations may be amended from time to time as provided in Section 6.16 of the By-Laws.