

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

As residents of Knightsbridge Arms you accepted these rules and bound yourself to their enforcement when you purchased your units. The residents shall, at all times, comply with these rules and regulations and shall see that they are faithfully observed by their families, guests, tenants and licensees. The rules and regulations are intended to assist in preserving a clean and attractive environment, protecting and enhancing the value of the property. They are not designed to unduly restrict or burden the use of the property.

1. The sidewalks, walkways, front porches and entry ways (excluding patios and decks) must not be obstructed, encumbered, or used for any purpose other than entering and exiting the premises. Absolutely no carriages, bicycles, shopping carts, trash cans, refuse, furniture, equipment, or any other object of a similar type of nature shall be stored on sidewalks, walkways, front porches or entryways. The personal property of all residents must be stored within their units. Nothing shall be stored in the Common Areas at any time.
2. No linens, clothing, curtains, rugs, mops, laundry, or other articles shall be shaken or hung from or allowed to fall from any of the windows, doors, patios, decks, front porches or entryways, or exposed on the Common Areas; these areas must be kept free of refuse, debris and other unsightly materials. No resident shall sweep or throw any dirt or other substance outside of his unit or on the Common Areas.
3. No signs, advertisements, notices or other lettering shall be exhibited, displayed in windows, inscribed, painted or affixed in, on or upon any part of the Condominium by any resident, except notices of general interest, which may be posted on the bulletin board. Seasonal decorations of a moderate nature are permitted.
4. No parking shall be permitted on lawns, in the roadway, or in fire zones. Cars parked in such areas are subject to towing at the owner's expense. Please educate your guests as to the parking rules. Improperly parked vehicles should be reported on the Managing Agent. All vehicles should be registered with the Managing Agent.
5. No resident shall store unregistered/uninspected or inoperable vehicles, or similar articles or objects within the parking or Common Areas. Such vehicles shall be towed away at the owner's expense. Under no circumstances shall residents or their guests be allowed to repair or change oil in vehicles on the Common Area.

- 6.** No nuisances shall be allowed on the property. All residents shall exercise extreme care to avoid unnecessary noise and at no times are equipment, musical instruments, radios, stereos, or televisions to be so loud as to disturb or annoy other residents. Undue noise or disturbances should be reported to the Managing Agent.
- 7.** Nothing shall be done in any unit or in, on, or to the Common Areas which may impair structural integrity of the property, or which would structurally or stylistically change a building or improvements thereon. Nothing shall be altered or constructed in or removed from the Common Areas. No resident shall allow the installation of wiring for electrical telephone or television use, air conditioning units or other machines, equipment or fixtures which protrude through the walls or roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized in writing by the Board.
- 8.** No flammable, combustible, hazardous or explosive fluid, chemical or substance shall be kept in any unit or Common Area except such as are suitable for normal household use. Per order of the Nashua Fire Department, no flammable, combustible, hazardous or explosive fluid, chemical or substance of any kind shall be kept in an individual unit's furnace shed. No gas grills are allowed on the second and third floor. Only 2 ½ lb. Propane tank gas grill is allowed.
- 9.** No unit shall be occupied by more than six (6) people at any one time without the written approval of the Board of Directors.
- 10.** No unit or Common Area shall be used for unlawful or improper purposes. No commercial activity of any kind, including day care and video rental, shall be conducted from a unit.
- 11.** No activity shall be done or maintained in any unit or on the Common Area which will increase the rate of insurance on any unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.
- 12.** NO PETS ARE ALLOWED.
- 13.** All requests for service must go to the Managing Agent. Non-emergency maintenance is performed between the hours of 7:30 AM – 4:00 PM, Monday through Friday.
- 14.** Employees of the Association or Managing Agent shall not be requested or directed to leave the Condominium by any resident at any time for any purpose. No resident shall direct, supervise or in any manner attempt to assert control over the employees of the Managing Agent or the Association.

15. Interpretation of these rules is the sole discretion of the Board of Directors. Specific complaints of their violation shall be made in writing to Knightsbridge Arms Board of Directors in care of the Managing Agent. If the Board finds the complaint is justified, it shall take whatever action it deems necessary. The complainant shall be notified by the Board as to what action has been taken.

16. These rules may be amended in any way, at any time, by action of the Board of Directors as conditions warrant. Owners shall be notified of any changes made.

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
ON-SITE OFFICE - (603) 889-5160

MANAGEMENT COMPANY
SEQUEL PROPERTY MANAGEMENT

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
POLICY RESOLUTION V
NOVEMBER 1, 1998

RESTRICTION OF PETS

Whereas, Article III, Section 1 (E) of the Declaration, empowers the Board to adopt and amend rules concerning the condominium, which rules shall be furnished in writing to all owners, and not be violated. Whereas, indiscriminate control of pets by residents occurs in the condominium, now therefore be it resolved that the following rules concerning pets be adopted:

- 1.) No resident of Knightsbridge Arms Condominium, owner or tenant, will be allowed to keep a pet on the property effective January 1, 1999.

This, "No Pet Policy" will be registered at the Hillsborough County Registry of Deeds. It will be available for review by any potential purchaser. Pets include, but not limited to, dogs, cats, large birds, rabbits and other animals.
- 2.) Residents who own pets which reside at Knightsbridge Arms Condominium Association prior to January 1, 1999, will be grandfathered. These pets will be allowed to remain here at Knightsbridge Arms through their natural life.
- 3.) Prior to January 1, 1999, all pets grandfathered, and residing here at Knightsbridge Arms must be registered with the Management Company. This registration must be completed by January 1, 1999, and is to include a picture of the pet.
- 4.) All pets residing here at Knightsbridge Arms are subject to the Control of Pets policy, as adopted by the Board in February 1990.
- 5.) Special exceptions maybe made to this rule at the Board of Directors discretion. These exceptions may include indoor declawed cats, fish, and special animals covered under the Americans With Disabilities Act; i.e., seeing-eye dogs. Requests for special exceptions are to be made to the Board of Directors.
- 6.) Violations of the Pet Policy: Any resident moving a pet into the property will be given 48 hours to remove the pet. At which time, if the pet is not removed a \$100.00 fine will be imposed. At conclusion of an additional 48 hours, if the pet is not removed, the Board will file suit to have the pet removed. All legal fees will be the responsibility of the unit owner.

Approved: Knightsbridge Arms Board of Directors
Attested: [Signature]
Date: November 17 1998
Signature: [Signature]
George Smith, President
Knightsbridge Arms Condominium Association