

12/11/89

RULES AND REGULATIONS

QUAIL RUN CONDOMINIUM TRUST

WOBURN, MASSACHUSETTS 02108

The undersigned, Trustees of Quail Run Condominium Trust under Declaration of Trust dated January 22, 1987 and recorded with Middlesex South District Registry of Deeds in Book 17820, page 242 (the "Trust") hereby adopt the following Rules and Regulations of the Trust in accordance with the provisions of Section 5.1 (xvii) thereof:

1. All monthly fees for common expenses are due and payable on or before the first day of each month. A late charge of \$15.00 shall be assessed on any payment which is not RECEIVED by the Trustees' managing agent on or before the tenth (10th) day of the month.
2. The account of any Unit Owner which remains unpaid for more than ten (10) from the first of the month may be referred to an attorney chosen by the Trustees for collection. All cost of collection, including court costs and attorney's fees, shall be assessed to the delinquent Unit Owner and shall be collected by the Trustees in the same manner as unpaid common expenses.
3. All individual unit owner payments of common expenses shall be applied in the following manner: first to costs of collection, then to late charges, then to past due common expense fees, and last to common expense fees for the current month.
4. Pursuant to Section 5.1 (vix) of the Trust, a fine of \$15.00 may be assessed against any Unit Owner who violates, or whose tenants, lessees, agents, guests or invitees violate, any provision of the Master Deed, the Trust or Rules and Regulations excluding those provisions relating to payment of common expense fees). Each day any such violation continues after notice thereof from the Trustees or their managing agent shall constitute a separate violation, subject to additional fines. (\$15.00 per day/per violation)

Executed under seal this 26th day of May, 1989.

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MARGINAL REFERENCE REQUESTED
BOOK 17820 PAGE 242

