

FIRST AMENDMENT TO RULES AND REGULATIONS

Villages at Stow Condominium, Stow, Massachusetts

The Villages at Stow Condominium Association, Inc., a Massachusetts corporation with a usual place of business at 148 Park Street, North Reading, Massachusetts, and Stow Villages, LLC, being the Board of Governors of The Villages at Stow Condominium Association, Inc., in accordance with the provisions of the Rules and Regulations dated October 24, 2006, do hereby amend said Rules and Regulations as follows:

The section entitled "REPAIRS" is hereby deleted in its entirety and is replaced with the following:

All use and maintenance of Units shall be conducted in a manner consistent with the comfort and convenience of the occupants of other Units, in accordance with provisions with respect thereto from time to time promulgated by the Board of Governors and as set forth in the Master Deed, as amend from time to time.

To insure uniformity of colors and other appearances, the Association shall maintain the exterior of all Units (both Stand Alone Units and Tri-Plex Units), including the grounds, landscaping in the EUAs, regular painting, snow and ice removal, and other routine maintenance, repair or replacement of the decks, driveways, common areas and building envelopes, as such may be further detailed in the Rules and Regulations, as same may be amended from time to time, and the cost of such maintenance shall be deemed a common expense.

Each Unit Owner shall have the obligation to perform general and regular cleaning on the exterior of his or her Unit such as sweeping, lighting upkeep, and debris removal. Each Stand

Alone Unit Owner shall be responsible for the replacement of the roof, siding and other exterior portions (building envelope) of his or her Unit, only as necessary from time to time due to casualty loss which is covered by the Unit Owner's required HO-3 insurance policy {or equivalent}.

The agents of the Board of Governors or the managing agent, and any contractor or unknown authorized by the Board of Governors of the managing agent, if any, may not enter any Unit without scheduling time with Unit Owner (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

Witness my hand and seal this 9 day of July, 2009.

VILLAGES AT STOW CONDOMINIUM
ASSOCIATION, INC.

By: 

D. Bruce Wheeler, President and Treasurer

BOARD OF GOVERNORS

STOW VILLAGES, LLC

By: 

D. Bruce Wheeler, Member