

Mendon Square Office Park Association, Inc.

c/o Woodbridge Group

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Rules & Regulations

Maintenance

Section 1. Association Responsibility: The Association is responsible for providing maintenance of the Common Area, including repair and maintenance of the road and of the septic system and storm laterals and for any retention pond which will service the Association. The Association shall provide exterior maintenance upon each lot which is subject to assessment hereunder as follows: paint, repair, replace, and maintain roofs and sidewalks, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, and other exterior improvements including snowplowing of driveways and common walkways. Such exterior maintenance shall not include glass surfaces of doors, screens, or screen doors. In the event that the need for maintenance of repairs is caused by the willful or negligent act of the owner, his guests or invitees, the cost of such maintenance and repairs shall be added to and become a part of the assessment to which such lot is subject. The above obligation does not include any maintenance or repairs caused by fire or other casualty to any property owned individually by a member of the Association.

Section 2. Owner's Responsibility: Each owner of property in this Association agrees to maintain their property in a manner equal to first class office space in Monroe County. If, after notice to such owner from the Board, such owner does not maintain such property in a first class manner, the Association shall have the right to cause the property to be properly maintained and to bill such owner for the cost thereof and such cost shall become a lien on the such owner's property.

Before the Association shall have the right to take such action as referenced above, the Association shall first have notified in writing such Owner of the contemplated action to be taken by the Association and shall have given such Owner a reasonable opportunity to be heard.

Construction of Improvements , Alteration of Improvements and Use of Property

Section 1. Approval of Improvements and Alteration to Originally Installed Improvements:

All Proposed improvements to be constructed on any of the lot(s) must first have the prior written approval of the Board of Directors before any construction may commence. A copy of the plans and specifications and any building blueprints and/or plans must be filed with the Board of Directors prior to the commencement of construction on any lot. A copy of the building permit issued by the Town shall also be on file with the Board of Directors.

Once initially approved improvements have been constructed, no exterior alteration, addition or modification to those improvements may be made by the lot owner or its successor without first obtaining the prior written approval of the Association. Before any such work may commence, an owner of a lot shall first furnish the Board with copies of all building plans which clearly show the proposed alterations and/or additions.

Section 2. Advertising and Signs: Except for signs erected by or with the permission of the Declarant in connection with the initial development, lease, or sale of Lots, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Lot or other portion of the Properties (including temporary signs advertising the property for sale or rent) except with the consent of the Board of Directors of the Architectural Committee if one has been appointed by the Board.

Section 3. Animals Including Birds and Insects: Except for fish or birds kept in a cage, no animals shall be kept or maintained on any Lot or other portion of the Property except with the prior consent of the Board of Directors of the Association which may, from time to time impose reasonable rules and regulations.

Section 4. Protective Screening and Fences. Any screen planting, fence enclosures, or walls initially developed on a Lot or other portion of the Properties shall not be removed or replaced with other than a similar type of planting, fence, or wall except with the permission of the Board of Directors or the Architectural Committee if one has been appointed. Notwithstanding the foregoing, no fence, wall, or screen planting shall be maintained so as to obstruct sight lines or vehicular traffic.

Section 5. Garbage and Refuse Disposal: Except for building materials during the course of construction or repair of any approved improvements, no lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") shall be kept, stored, or allowed to accumulate outdoors. All such trash shall be kept in an enclosed building. Such containers may be placed in the open within 24 hours of a scheduled pick-up, at such place on the Lot or other portion of the Property designated by the Board of Directors of the Architectural Committee so as to provide access to persons making such pick-up. The Board of Directors or the Architectural Committee may, in its discretion, adopt and promulgate reasonable rules and regulations relation to size, shape, color and type of containers permitted and the manner of storage of the same on any portion of the Property. All incinerators or other facilities for the storage or disposal of Trash, shall be kept in a clean and sanitary condition.

Section 7. Noxious or Offensive Activities: No noxious or offensive activity shall be carried out upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance in the area or to the residents or Owners thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electro-magnetic radiation disturbances, shall be controlled so as not to (i) be detrimental to or endanger the public health, safety, comfort, or welfare, (ii) be injurious to property, vegetation, or animals, (iii) adversely affect property values or otherwise produce a public nuisance or hazard, or (iv) violate any applicable zoning regulation or other governmental law, ordinance, or code.

Section 8. Occupancy in Other Than Office Units: No temporary building, trailer, basement, tent, shack, barn, outbuilding, shed, garage, or building in the course of construction, or other temporary structure shall be used, temporarily or permanently, as an office on any Lot or other portion of the Property except with the consent of the Board of Directors.

Section 9. Television and Radio Antennas: No outside television antenna shall be erected on any Lot or other portion of the Property except with the consent of the Board of Directors or the Architectural Committee.

Section 10. Landscaping: After the transfer of title by the Declarant of a Lot or other portion of the Property, no landscaping (specifically including, but not limited to, the removal of trees) shall be performed on such Lot or other portion of the Property except with the permission of the Board of Directors or the Architectural Committee. The Board of Directors or the Architectural Committee in its discretion may adopt and promulgate rules and regulations regarding landscaping of the Property and the preservation of trees and other natural resources and wildlife upon the Property.

The Board of Directors or the Architectural Committee may designate certain trees, regardless of size, as not removable without written authorization.

Section 11. Office Use Only: Except as provided in Section X below, the Property shall be used only for retail, commercial or general office purposes and purposes incidental and accessory thereto.

Section 12. Outside Storage: Outside storage or parking of commercial or recreational vehicles, camper bodies, boats, and trailers shall be prohibited except as may be otherwise permitted by the Association's Board of Directors, (unless prohibited altogether by the applicable zoning requirements).

Section 13. Outdoor Repair Work: With respect to a Lot or other portion of the Property to which title has been transferred by the Declarant, no work on any motor vehicles, boats, or machines of any kind shall be permitted outdoors on the Property, except with the consent of the Association's Board of Directors.