

ZAIN RIDGE CONDOMINIUM TRUST

Schedule A
February, 2023

Rules and Regulations

1. No use shall be made of the Common Elements except as permitted by the Master Deed or this Declaration of Trust.

2. No commercial vehicles shall be parked on condominium property except within a garage and except further that this provision shall not apply to workmen engaged by a Unit Owner or the Board of Trustees. Commercial vehicles are defined as any vehicle having a commercial registration plate or which has lettering or graphics advertising a business or occupation on the vehicle itself. No damaged or unregistered vehicles, trailers, or recreational vehicles ("RV's") shall be parked on the premises. No Unit Owner shall park, whether in his/her driveway or elsewhere on condominium property any snowmobile, jet ski, motorboat, sailboat or any other type of watercraft except that this limitation shall not apply to such vehicles kept exclusively within a unit owner's garage except during times of transit. No repairing of automobiles shall take place on the Condominium property, nor shall driveways be used for any purpose other than to park motor vehicles and bicycles, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked on the Condominium property. No Unit Owner shall park more than four (4) motor vehicles within the Condominium property without the prior written consent of the Board of Trustees.

3. Unit Owners shall be responsible for assuring that any pet is not a nuisance. No pet shall be permitted on the Common Elements unrestrained. Unit Owners shall not be forbidden to "walk" their pets on the Common Elements but they shall "clean up" after them and dispose of animal waste in an appropriate manner from the Common Elements as well as the Unit Owner's Exclusive Use areas. The Trustees shall have the power to order a Unit Owner to remove the pet from a unit if the pet is a nuisance or the Unit Owner refuses to adhere to these rules.

4. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Trustees.

5. Nothing shall be done or kept in the Common Elements that increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use. No Unit Owner shall permit anything to be done or kept in the Common Elements which will result in the cancellation of or cost increases to insurance

on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

6. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna (except as permitted by the Master Deed) shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, exposed on or in any window, unless approved, in writing, by the Trustees.

7. Unit Owners will not be allowed to put their names on any building or Common Element except in the proper places in or near the mailboxes provided for the use of the Unit occupied by the Unit Owners respectively.

8. No offensive activity shall be carried on in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by such Unit Owner or by such Unit Owner's family, servants, employees, agents, visitors, lessees, and licensees, nor do or permit by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. Unit Owners shall not install any type of lighting that shines or reflects within the Common Areas or other Unit Properties that would create a nuisance or disturbance.

9. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings.

10. No clothes, clotheslines, sheets, blankets, laundry, or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and other unsightly materials. No clotheslines shall be placed on any decks or patios and clothing, carpets and other such materials shall not be hung over deck rails.

11. All trash and recyclables shall be placed in barrels, and all barrels shall be kept within the Unit until the evening prior to collection. All trash and recycle barrels placed for collection shall be lidded. Following collection, trash and recycle barrels shall be returned to the Unit no later than evening of the same day. Trash and recycle barrels shall not be placed outside of any Unit. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct. Unit Owners and/or Renters are

responsible for the clean-up of any trash or recyclable materials that may have been displaced from their original containers and ends up on Common Areas, roadways or trails.

12. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles on any part of the Common Elements, except that roads, parking areas and driveways may be used for their normal and intended purposes. No on street parking is allowed except for short periods of time unless otherwise permitted by the Town of Milford and the Trustees. Bicycles, tricycles, playing equipment, lounging chairs, baby carriages, playpens, wagons, toys, benches or chairs, patio or lawn furniture, and grills shall not be stored outside of a unit nor left outside of a unit overnight except in the Exclusive Use Area assigned to a unit.

13. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium Association grounds. The right is reserved by the Declarant or its agents, to place "For Sale", "For Rent", or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the buildings.

14. Nothing shall be altered or constructed in or removed from the Common Elements. No dog houses, cages, pens, dog runs and the like shall be placed in any common area. No playground equipment, or fencing shall be placed in any common area. No Unit Owner shall create any vegetable or flower garden in any common area without the express permission of the Trustees. A Unit Owner may attach a basketball hoop to the garage portion of that Unit Owner's building, however no such device shall be attached to a freestanding pole within the condominium on the Common Area of the condominium and no other form of sporting device shall be maintained in any Common Area except that the foregoing shall not be deemed to preclude the use of temporary collapsible devices that are removed from the common elements each day and stored within a Unit and provided further that the use of any such device does not create a disturbance or nuisance to any Unit Owner.

15. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Trustees. Holiday decorations shall be permitted on porches, decks, and within the front yard area of a Unit Owner's Exclusive Use Area no earlier than three weeks prior to Holidays and no later than two weeks after the Holiday with the permission of the Trustees.

16. The agents of the Board or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the buildings at

any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

17. Nothing shall be hung from the windows or placed upon the windowsills. The foregoing shall not, however, interfere with the right of Unit Owners to select draperies and curtains for their Units. Rugs or mops shall not be shaken or hung from or on any of the windows or doors.

18. If any key or keys are entrusted by a Unit Owner or occupant or by any member of such Unit Owner's family, or by such Unit Owner's agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

19. The use of the Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and neither the Trustees nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

20. Each Unit Owner assumes responsibility for such Unit Owner's own safety and that of such Unit Owner's family, guests, agents, servants, employees, licensees and lessees.

21. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.

22. No flagpoles shall be placed in the Common Elements or on the building except as expressly allowed by the Trustees.

23. Solar Panel installation must be submitted to the Board for approval. A copy of the contract and design plan must be submitted to the Board for approval before any contracts are signed. Solar panels must be mounted on the roof only, and panels must be flush mounted, not on raised brackets. Any permits required by the Town of Milford must be obtained, and a copy of the permits must be provided to the Board for our records.

24. These Rules and Regulations may be amended from time to time as provided in the Trust.