

6.0 INDIVIDUAL RESIDENTIAL UNITS

6.1 Boundaries and Components

The boundaries of each unit with respect to the floors, ceilings, walls, doors and windows are specified as follows:

1. Floors: The upper surface of the cement slabs.
2. Ceilings: The plane of the lower surface of the roof joists and rafters.
3. Building Walls, Doors and Windows: As to walls, the plane of the interior surface of the concrete foundation walls; as to doors, including storm doors, the exterior surface thereof and of the door frames' and as to the windows, including storm windows and skylights, the exterior surface of the glass and of the window and skylight frames.

In addition, the following items are also a part of the individual unit and therefore the responsibility of the Unit Owner:

4. Heating, Ventilating and Air Conditioning System (HVAC): Complete HVAC system, including the exterior condenser. A minimum winter setting at 58 degrees F helps to insure against an infrequent but possible winter "freeze up". This minimum setting is also advisable if you will be away from your home for several days or longer. Heat pumps will function most efficiently if a constant thermostat setting is maintained during both the heating and cooling seasons.
5. Water and Plumbing System: All fixtures, valves, drains, sill cocks etc., including hot water heating equipment, which comprise the complete plumbing system serving each unit. Common supply and drain lines serving more than one unit, wherever located, are Common Elements and not part of the Unit.

Outdated water heaters put the Unit Owner and adjoining Unit Owners at great personal and financial risk. It is required that a water heater be replaced every ten years or sooner. In the past, older water heaters have leaked, causing damage to that unit and adjacent units as well, resulting in large insurance claims against our master policy. This in turn led to increased insurance premiums that were passed on to Unit Owners as higher condominium fees. For basement water heaters where there is no possibility of water seepage to other units, unit owners can request the Board for a waiver,.

Unit Owners are required to notify the Management Company in writing by completing the form on the website when a water heater is replaced.

The Management Company keeps a record of the replacement date and warranty and notifies the Unit Owner when replacement is again necessary.

In addition, Unit Owners (who have not already done so) shall replace washing machine hoses with hoses reinforced with steel mesh.

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- 6. Electrical Systems: All fixtures, wiring, cables, conduit, meters, switches, receptacles, etc., which comprise the electrical system serving each unit. Each unit is supplied with a separate electric meter and each owner is solely responsible to the

electric company for payment of all charges arising from the electricity used in said unit.

7. Fireplaces: Fire boxes, enclosures, dampers, flues, stacks, etc. comprising the interior fireplace installation.

6.2 Responsibilities of the Unit Owners

It is the intent that Quail Run Condominium shall be a residential community wherein all residents shall live in a peaceful and tranquil environment. No noxious or offensive activities shall be carried on in any Unit, including the creation of noise, odor and vibration, or in the Common Areas or facilities of the condominium; nor shall anything be done either willfully or negligently which may be or become an annoyance or nuisance to the other Unit Owners or residents. Unit Owners shall not make or permit any disturbing noises in their Units by themselves, their families, tenants, employees, agents, visitors and licensees, nor do or permit anything that will interfere with the rights, comforts or conveniences of the other Unit Owners.

Unit Owners shall comply with and conform to all applicable laws and regulations of the United States, Commonwealth of Massachusetts, and all ordinances, rules and regulations of the City of Woburn and shall indemnify and hold harmless the Condominium Trust or other Unit Owners from all fines and penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Unit Owners shall be held responsible for the actions of their children, tenants, licensees, occupants, guests, invitees and pets.

Unit Owners shall secure their units when they will leave them vacant for more than a few days. They shall:

- Give a key to a trusted neighbor or relative and have them check their unit at suitable intervals
- Notify the Management Company of their absence and inform them of who has the key.
- Leave contact information with the person checking their unit and with the Management Company
- Turn off main water valve to prevent water damage from leaks

From November 1 to April 1, they shall:

- Set thermostats no lower than 58 degrees F.
- Turn off main water valve to prevent water damage from leaks
- Turn off valves to outside spigots, but leave sill cocks open
- Consider hiring a plumber to drain the system professionally

Unit Owners shall keep their Units to which they have sole access in a good state of preservation and cleanliness.

No industry, business, trade commercial or professional activities that requires clients or customers (including Quail Run residents) to enter any unit shall be conducted,

maintained or permitted on any part of the condominium property; and no sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the Unit, except as shall have been approved in writing by the Board of Trustees.

Unit Owners shall not keep in their units any flammable, combustible or explosive material, chemical or substance, except such commercial products as are required in normal household use.

Nothing shall be done in any Unit or in, on or to the Common Areas or Facilities which will impair the structural integrity of any building or which would structurally change part of the building.

While the Trust is responsible for the proper operation of standard, originally installed exterior vents (range hood, microwave, dryer, etc.), owners are responsible for the periodic cleaning of dryer vents. Any vent modifications at owner's expense require Trustee approval and the ongoing maintenance of such venting systems and connecting ductwork remains with the owner.

If a Unit Owner is expecting a delivery, the Unit Owner is responsible for notifying the vendor of the 40 foot limit for trucks. Larger trucks have caused damage and have had difficulty navigating in Quail Run. See Appendix 16.

6.3 Gas Conversion

There are still a number of units that have not converted from electric to gas heat. Specific guidelines and restrictions, available from the Management Company, must be followed to make this conversion. Written approval must be obtained from the Board of Trustees prior to commencing any conversion. Please use the form provided in Appendix 2 and send it to the Management Company (with a copy to the Chairperson of the Board of Trustees).

6.4 Notification

The interior of each unit is the responsibility of the individual Unit Owner. However, situations may arise where a problem in one unit will directly affect other units or Common Areas, e.g., a hot water heater leak or broken pipe. In such cases, immediately notify the Management Company, which will promptly assess the problem and take appropriate action. Failure to notify the Management Company may be considered to constitute negligence on the part of a Unit Owner, who may then be assessed for the costs of repairing all or part of the resulting damages.