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CERTIFICATE OF VOTE AND RESOLUTION OF THE BOARD OF TRUSTEES
OF THE QUAIL RUN CONDOMINIUM TRUST

This Certificate of Vote and Resolution is made this 14th day of March, 2001 by the Board of Trustees of the Quail Run Condominium Trust.

WHEREAS, the original Master Deed, Declaration of Trust and By-Laws are recorded with the Middlesex South Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, as amended; and

WHEREAS, Article VI, §11 of the Declaration of Trust and By-Laws authorizes the Board of Trustees to adopt Rules and Regulations regarding the operation and use of the common areas and facilities and such restrictions on the requirements respecting the use, occupancy, and maintenance of the units and the use of the common areas and facilities as are consistent with the provisions of the Master Deed, and are designed to prevent unreasonable interference with the use by the unit owners of their units and of the common areas and facilities; and

WHEREAS, Chapter 400 of the Acts of 1992 has authorized the Board of Trustees to assess the costs of collection to Unit Owners as well as authorizing fines and collection of attorney's fees from Unit Owners, tenants, etc., who violate the Condominium Documents and Rules and Regulations, as they may be amended; and

WHEREAS, the Board of Trustees of the Quail Run Condominium Trust desire to amend and/or create reasonable Rules and Regulations regarding the installation and use of satellite dishes and antenna restrictions; and

WHEREAS, the Federal Communications Commission ("FCC") has updated its first report and order by adopting an Order on Reconsideration dated September 25, 1998, as well as a Second Report and Order on November 20, 1998, pertaining to Over-The-Air-Reception Devices ("OTARD"), all pursuant to Section 207 of the Telecommunications Act of 1996.

NOW THEREFORE, the Board of Trustees of the Quail Run Condominium Trust, acting pursuant to the authority contained in Articles III, V and VI of the Declaration of Trust, and pursuant to a duly authorized meeting and quorum as set forth therein, do hereby amend the Administrative Rules and Regulations of the Quail Run Condominium Trust as follows:

- I. The following Administrative Rule and Regulation is hereby adopted by the Board of Trustees relative to satellite dishes and antenna restrictions:

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RULE - SATELLITE DISHES AND ANTENNA RESTRICTIONS

Notwithstanding any provision of the Master Deed, Declaration of Trust, and/or Rules and Regulations of the Association, the following Rules and Regulations regarding satellite dishes and antenna restrictions shall take precedent over the same:

1. Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guide wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structure is part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission ("FCC") standards for radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight and appearance to Reception Antennas.
2. Transmission antennas mean any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than reception antennas. Transmission antennas are prohibited.
3. No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted pursuant to the provisions of the Master Deed creating the Condominium.
4. A Reception Antenna which encroaches on the air space of another unit owner's exclusive use, limited common area or onto the general common areas does not comply with this Rule and Regulation.
5. For purposes of this Rule, residents shall include owners, tenants, and/or lessees of units in the Condominium Association.
6. If a Reception Antenna is installed in a limited common area as defined in the Master Deed, such installation shall be subject to the following:
 - A. Reception Antenna shall be no larger than necessary for the reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite dishes be larger than one meter in diameter.
 - B. Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve (12) feet

must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.

- C. Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this Rule shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal unless no acceptable reception is available in any exclusive use area. In no event may antennas be installed on roofs, lawns or other common areas. Residents must first attempt to install the antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the antenna on their exclusive use deck and/or patio area, preferably below the top level of the deck and/or patio railing, as a second choice. All cable entry into the building shall be through the floor joists or headers below the floor line and into the basement. Weather tight cable entry systems shall be used. There will be no penetration of common elements for the purpose of attaching mounting elements or securing wire.
- D. Reception Antennas and similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the project. The purpose of this Rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.
- E. Reception Antennas and similar structures shall not be placed within two (2) feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this Rule is to prevent injury or damage resulting from contact with the power lines.
- F. If Reception Antennas are allowed to be placed on the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view.
- G. Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that it does not materially damage the general common elements or the units, void any warranties of the Association or other owners, or impair the water tight integrity of the buildings.
- H. The residents who own or use the Reception Antenna are responsible for all costs associated with their Reception Antenna including, but not

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7. In the event of a violation of these Rules, the Association may bring an action for declaratory relief with the Federal Communications Commission ("FCC") or any Court having jurisdiction over the matter. If the violation is for any reason, then if the FCC or Court determines that there has been a violation, a fine equivalent to the maximum allowed under the Condominium Documents shall be imposed. Notwithstanding the same, no attorney's fees shall be collected or assessed and no fines or other penalties shall accrue while a proceeding is pending to determine the validity of any restrictions. The resident shall have a period of twenty-one (21) days in which to comply with any adverse ruling by the FCC or Court, and during such period, neither a fine nor penalty may be collected, unless the Trustees demonstrate in the above proceeding which resulted in an adverse ruling to the resident, that the resident's claim and the proceeding was frivolous.
8. Transmission Antennas are prohibited.
9. All work must be performed by licensed and insured contractors. Said contractor shall also provide detailed plans and specifications. A copy of said plans and specifications shall be provided to the Association within seven (7) days of completion of the above installation, along with the form attached hereto as Exhibit "A".
10. The resident is responsible for the immediate removal of the antenna if it must be removed in order for the Association to repair, paint, or maintain the area where it is installed.
11. The Board of Trustees may prohibit the installation of individual antennas when the Association installs a central antenna which provides unit owners and residents with the same service that individuals would request, as long as the signal quality received by the central antenna is at least as good as that received by an individual antenna, and that further, the cost of the central antenna to the individual resident, including the share of installation costs and subscriber's fees is not greater than the cost of the individual antenna installation, maintenance and use, and the requirement to use the central antenna does not unreasonably delay the reception of video programming. In the event that there are individual antennas installed prior to the installation of a central antenna system, the Board shall have the right to require the removal of said individual antenna, so long as the Board compensates the unit owner and/or resident for the installation of the same. Notwithstanding the above, the unit owner and/or resident shall be required to pay to the Board of Trustees a cost determined by the Board to be said unit owner's and/or resident's share of the installation costs and subscribers fees, so long as the same are not greater than the cost of the individual antenna installation, maintenance, and use.

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12. If any of these provisions are found to be invalid, the remainder of these Rules shall remain in full force and effect.

In all other respects, the Rules and Regulations of the Quail Run Condominium Trust are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Board of Trustees have set their respective hands and seals this 14th day of March, 2001.

BOARD OF TRUSTEES,
QUAIL RUN CONDOMINIUM TRUST.

Lauren Higgins
Joel Alpert
John W. Deasy Jr
~~Marcy Goldsmith~~

Arthur Downing
~~Thomas Keat~~

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

May 1, 2001

Then personally appeared the above named Lauren Higgins, Arthur Downing, Joel Alpert, ~~Thomas Keat~~, and ~~Marcy Goldsmith~~, as they are the duly authorized Board of Trustees of the Quail Run Condominium Trust, and acknowledged the forgoing instrument to be their free act and deed, before me,

[Signature]
 Notary Public
 My Commission Expires: 12/31/02

EXHIBIT "A"

NOTIFICATION FORM FOR THE INSTALLATION OF
DBS SATELLITE DISH, MMDS ANTENNA OR T.V. ANTENNA

NOTE: This form must be completed and returned within seven (7) days after the installation of any satellite dish/antenna

TO: Board of Trustees
Quail Run Condominium Trust
c/o American Properties Team, Inc.
500 West Cummings Park, Suite 6050
Woburn, MA 01801

FROM: Owner's Name: _____
Mailing Address: _____

Phone # (home): _____
Phone # (work): _____

Unit Address: _____

Type of satellite dish or antenna installed (check any that apply)

- _____ DBS satellite dish one (1) meter or smaller (e.g., Primestar, Dish Network, Direct TV)
- _____ MMDS antenna (wireless cable) one (1) meter or smaller (e.g., WANTV)
- _____ Television antenna
- _____ Other

Installation includes a mast: _____ Yes
If yes, insert total length or height of mast: _____ ft. (Note: mast may not exceed 12 ft.)

The installation of the dish or antenna was completed by the following licensed/insured contractor:

Name:
Address:

Phone #:
Insurance Agent:

A copy of the contractor's license and certificate of insurance naming the Quail Run Condominium Trust as an additional named insured is attached hereto and made a part hereof.

Describe on a separate sheet of paper and attach hereto, the exact location of the dish or antenna and attach a diagram or drawing of the exact location of the dish/antenna.

Does the location of the dish or antenna comply with the Association's regulations?

Yes No

If no, state in detail the reason for noncompliance on a separate sheet of paper and attach hereto.

I acknowledge that I have read, understand, and have complied or will comply at all times with the Association's regulation with respect to the installation of satellite dishes and antennas.

Signature: _____ Date: _____