

# **GROTON RESIDENTIAL GARDENS CONDOMINIUM TRUST RULES AND REGULATIONS**

As set forth in the Trust of Groton Residential Gardens Condominium Association, (therein after the “Association”), the Trustees shall have the powers and duties to adopt Rules and Regulations relating to the use, upkeep or preservation of the Condominium. Such powers shall include the promulgation of fines for violations of Rules and Regulations, which fines shall be paid to the Association.

## **NOTICE**

The Rules and Regulations shall be provided in its entirety to each Unit Owner.

## **AMMENDMENT**

Per the Declaration of Trust (Article V Section 10)

The Rules and Regulations, as distinguished from the Master Deed and the Declaration of Trust, may be revised in any way by the Trustees as conditions warrant, provided that a communication is sent out to each Unit Owner advising of the change.

## **PROCEDURE**

Any member of the Association, or Trustee, may request that a member, resident or guest correct any condition or cease any behavior that in their opinion is, or may be, a violation of the Rules and Regulations, the Master Deed, Declaration of Trust or the By-Laws contained therein.

The request shall be in writing to a Trustee or other party as may be designated by the Trustees (hereafter “Agent”). The request shall include the nature of the violation, a description of the party believed to have committed the alleged violation, the date and time of the violation, as well as any other relevant information. NO anonymously written complaints will receive a response. The Agent shall attempt to resolve the problem by one of the following mean:

- A- If the offense is a violation of a specific or clearly stated policy for which a delinquent fee or fine has been established, the Agent shall so advise the party in writing of the offense and request payment be made.
- B- If the offense is other than one provided for under A. above or if the party charged with the allegation denies said allegation, the Trustees working alongside the Agent will seek to resolve the issue.

Notwithstanding the provisions of A and B above, the Trustees or their Agent shall advise the party charged with the offense of the recourse available under this policy. The agent shall maintain an outline or summary of the efforts made to resolve the problem including the Agent’s understanding of the outcome.

## **RECOURSE**

The party charged with the offense has the right to appeal to the Trustees and request a hearing. Requests for a hearing must be made in writing to the Trustees or the Agent within ten (10) days of receipt of the written notice of the offense.

**Hearing**

The Trustees must schedule a hearing no later than the next upcoming Trustees meeting. Hearings shall be conducted in executive session with the Trustees, the Agent, and with the party being charged present.

**Decision**

After all evidence and testimony has been given, the Trustees shall vote on the matter. A majority vote shall prevail. By majority vote, the Trustees may uphold, amend, or rescind the notice of violation. If upheld, the penalty or other corrective action shall be effective ten (10) days after notice has been given. Following a hearing, there is no further recourse within the procedures of the Condominium Association.

**VIOLATIONS**

Owners violating title Rules and Regulations shall be subject to a fine of \$10.00 (or other amount as outlined in the Rules and Regulations) per violation or per day as long as the violation exists. The Board of Trustees has the right to authorize its Agent to remedy any violation and charge the Unit Owner responsible for any expense incurred in doing so. Assessed fines, which remain unpaid, shall together with the expenses of collections, including reasonable attorney fees, constitute a lien on the Owner's Unit. Owners who lease out their Unit(s) are to ensure their tenants or lessees follow the Rules and Regulations as well as all provisions contained in the Master Deed, Declaration of Trust and By-Laws. Fines will be levied against the Unit Owner of record for any violation committed by the Unit Owner's tenant, lessee or guest.

**CONTACT INFORMATION**

It is important that in the event of an emergency a Trustee of their managing Agent be able to immediately make contact with the Unit Owner or another person as delegated by the Unit Owner. As allowed for under the Massachusetts Condominium Act (MGL Chapter 183A section 4) all Unit Owners are asked to fill out for the Condominium Trust's records a form that lists among other things, the names and mailing addresses for Unit Owners. Notices mailed or delivered to the address on record for a particular Unit Owner shall be deemed sufficiently given. Also, under MGL Chapter 183A section 4 (6), each Unit Owner shall provide in writing to the Organization of Unit Owners the name(s) and contact information of any tenants, lessees or occupants of the Unit, other than visitors for less than thirty days. We also ask on this same form to list any vehicles (including registration number) belonging to occupants of each Unit, as well as any pets kept by the Unit Owner.

**SEVERABILITY**

If any part of these Rules and Regulations are deemed invalid or unenforceable under any law, the remaining Rules and Regulations shall continue in full force and effect.

# **RULES AND REGULATIONS**

**As adopted by the Trustees on 7/31/13**

## **1. OUTDOOR EQUIPMENT**

When not in use, bicycles, sporting goods, and other personally owned articles and equipment shall be stored inside a Unit. Deck furniture and barbeque grills may be used and left on decks in a neat and orderly manner. Grills (barbeques and otherwise) shall be positioned so that heat and smoke do not damage vinyl siding or any portion of decks.

## **2. IMPROPER USE OF COMMON AREAS**

There shall be no use of Common Areas that damage, injure or scar any of the common elements of the Condominium, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance of other Owners in their enjoyment of the Condominium. Signs, furniture or other items may not be placed in or on the common areas without prior approval of the Trustees. Unit Owners shall be financially liable for any damage caused to any area of the Condominium by themselves, their guest(s), tenants, or lessees.

## **3. OUTSIDE ACTIVITIES**

There shall be no organized sports activities, picnicking or fires, except in areas approved by the Trustees. Outdoors cooking must be in protective barbeque containers and used only in such approved areas and provided that such fires are carefully guarded and not hazardous to the buildings or property and comply with state and town codes. For safety and liability reasons, no bicycling or playing in manner shall take place in the parking lot area.

## **4. PLANTING**

Additional shrubs and landscaping are subject to the approval of the Trustees. Such planting will be at the expense of those seeking permission from the Trustees, and subject to reasonable standards as to location and maintenance. Owners shall request permission in writing to add plantings or otherwise change the landscape.

## **5. TRASH DISPOSAL AND LITTERING**

All trash shall be bagged, secured and disposed of in one of the dumpsters. The dumpsters are meant for the disposal of normal household trash only. All cardboard boxes disposed of shall be broken down flat. No furniture, appliances, electronics, Christmas Trees or hazardous materials of any kind shall be disposed of in the dumpsters or dumpster corrals. No trash shall be left in the vestibule areas at any time. All waste shall be disposed of in appropriate trash containers. A fine of \$50.00 will be assessed for the disposal of prohibited items.

## **6. NOISE**

No owner, tenant, lessee or guest shall permit any noxious or offensive activity to occur which will interfere with the rights, comfort or convenience of other Unit Owners. Disturbing or excessive noise in the Units or Common Areas shall also be avoided so as not to interfere with the rights or comfort of other Unit Owners. At no time shall musical instruments, radios, televisions, or any other electronic devices be so loud as to disturb others. Noise levels shall be reduced weekdays from 9:00pm until 7:00am and weekends from 11:00pm until 9:00am.

## **7. INSURANCE PROTECTION**

Nothing shall be done or kept in any Unit or on/in any Common Areas, which will increase the rate of insurance of the buildings or contents thereof. No Owner shall cause anything to be done or kept in their Unit of the Common Areas which will result in the cancellation of insurance or increase of premiums therefore on the buildings, or contents thereof, or which would be in violation of any law.

## **8. PARKING**

Parking shall be in designated parking spaces only and is limited to vehicles that are registered, insured and have a valid state inspection sticker. Noncommercial vehicles only may be parked on site. No recreational vehicles or campers allowed. No trade vehicles with ladder racks or any manner of lettering indicating a company name shall be parked on site. The Trustees reserve the right to have such vehicles removed at the owner's expense. Each Unit is allowed to non-exclusive parking spaces. As parking is very limited for the residential units, the two vehicles per Unit limit must be enforced. Per the Master Deed (section 8) parking spots are not assigned to specific units, rather each residential unit is allowed "two general parking spaces". The Trustees do not have the authority to assign parking spaced to specific units, as that is not allowed for under the Master Deed. The residential Units also have the right, by means of a perpetual nonexclusive easement to use up to three undesignated parking spaces in the Commercial Unit's parking area. Any vehicle parked on site for which the proper Unit Owner, or their guest, cannot be identified may be considered abandoned or illegally parked. After reasonable attempts have been made to identify the owner of any undocumented or unknown vehicle, the Trust reserves the right to have said vehicle removed from the property at the owner's expense.

## **9. LEASING OF UNITS**

Per the Master Deed Section 9(e), Unit Owners may lease their Units, however leasing of Units is subject to the conditions set forth in the Master Deed. Each Unit Owner who leases their Unit shall be personally responsible and liable for the actions of their lessees, tenants and any other occupants of their Unit. ALL leases on residential Units must have a minimum term of at least one (1) year. The Condominium Trust is granted a right of action against Unit Owners who fail to comply with this stipulation. Unit Owners may be asked to provide evidence of a signed one-year lease agreement. Unit Owners shall ensure that lessees/tenants receive a copy of all Rules and Regulations, the Master Deed and By-Laws. Unit Owners shall also ensure that lessees/tenants carry an adequate supplemental insurance policy for the Unit.

## **10. INDIVIDUAL UNIT INSURANCE**

While the Condominium Trust maintains a master insurance policy that covers common elements, the Declaration of Trust (Section 5.5.1) requires Unit Owners to purchase supplemental insurance for individual Units. Please consult with an insurance professional to properly determine your supplemental insurance needs.

## **11. OWNERS AND GUESTS**

Unit Owners are ultimately responsible for the behavior of their guests, tenants and lessees. If occupancy by any guest(s) creates a nuisance to other Unit Owners, the Trustees shall have the right to require the offending guest(s) to leave the property.

## **12. FLOORING IN SECOND FLOOR UNITS**

In all second floor units, the living room, hallway and bedrooms must have wall-to-wall carpeting. No second floor Unit Owner shall install tile, hardwood, laminate or any other solid surface flooring in the areas listed above.

### **13. SMOKING**

Smoking is strictly prohibited in any of the common areas. This includes, but is not limited to, the vestibule areas, parking lots, and decks/patios.

### **14. MODIFICATION OF EXTERIOR OF UNITS**

The Owner of and Unit may not at any time make any changes, alterations or modifications to the exterior of said Unit without the Condominium Association's prior written consent. This restriction includes but is not limited to the siding, roof, exterior doors or windows.

### **15. PAYMENT OF CONDOMINIUM FEES AND ASSESSMENTS**

Monthly common area fees and any assessments are due and payable on the first day of each month.

The delinquency policy is as follows:

After the 15<sup>th</sup> day of each month, a \$25.00 late fee will be charged for each and every month on any outstanding balance over \$5.00. Each month that a Common Area fee or Assessment is outstanding will incur a new late fee for that Common Area fee or Assessment. Any late fees shall be in addition to any and all charges, which are assessed by the Board of Trustees pursuant to the Condominium Trust's governing documents. These charges by include bur are not limited to, interest, Attorney fees and other costs associated with the collection of any delinquent amount due.

Payments received from Unit Owners will be applied in the following order of priority:

- A- Fines
- B- Penalties
- C- Late Fees
- D- Special Assessments
- E- Cost of Collection and Enforcement
- F- Court Costs
- G- Attorney Fees
- H- Monthly Fees or Assessments

### **16. PETS (AMENDED 9/4/14)**

No pet runs are allowed. As set forth in the Master Deed, all pets shall be restrained on a leash when outside. No pet shall be allowed to relieve itself on landscaped areas or closer than 30 feet to *any* walkway or structure of the Association. Pet owners are required to immediately clean up any pet waste. Pets deemed a nuisance or dangerous by the Trustees may be required to be removed from the property. "Pets" are defined as dogs, cats and other household animals. No dogs larger than 25 pounds are allowed. No more than one dog and one cat per unit are allowed. Any Unit Owner owning two dogs prior to 7/31/13 will be allowed to keep both dogs, but only the two dogs they currently own. Failure to immediately clean up any pet waste may result in fines.

### **17. SATELLITE DISHES AND ANTENNA RESTRICTIONS**

There are restrictions in place regarding the use and placement of satellite dishes and antennas. Please see the attached information packet, which outlines the process for approval and installation of such devices. Please ensure all guidelines are followed and contact a Trustee or the property Manager for final approval before installation of either a satellite dish or any type of antenna.

**18. SNOW STORMS (NEW 9/4/14)**

It is the responsibility of Unit Owners/residents to leave keys to vehicles with a neighbor or with a Trustee. Unit Owners/residents should ensure their vehicles are moved when the snow removal crew arrives to clear the parking lot, as directed by the crew, Trustees or volunteers. This should be done in a coordinated fashion to allow the crew to efficiently clear the snow. Care must be taken when clearing snow from vehicles so as to not dump snow on areas that have already been cleared, including sidewalks. It is your responsibility to remove any such snow from an area that was previously cleared. Any additional expense incurred as a result of your vehicle not being moved in a timely fashion, or expense incurred re-clearing a previously cleared area, will be charge to your Unit. If you do not move your vehicles it is your responsibility to clear any spaces they occupied. If you do not do so within 24 hours of the end of a snow storm the Board will contact the snow removal company to clear the space and your Unit will be assessed the additional expense.

**19. CONSENT REVOCABLE**

Any consent or approval by Trustees or their authorized Agent given on any matter may be revoked at any time.

**These Rules and Regulations approved by the Trustees this 31<sup>st</sup> day of July 2013.**

John Stroffoleno

Paul Andrews

Ellen Baxendale

## **CERTIFICATE OF VOTE AND RESOLUTION OF THE TRUSTEES OF THE GROTON RESIDENTIAL CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is made this 6<sup>th</sup> day of December 2011 by the Trustees of Groton Residential Gardens Condominium Trust.

WHEREAS, the original Master Deed, Declaration of Trust and By-Laws are recorded with the Middlesex South District Registry of Deeds at Book 48802 Page 97 and Book 48802, Page 100, respectively; and

WHEREAS, Article 5.1.15 the Declaration of Trust authorized the 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; and

WHEREAS, the Trustees of Groton Residential Gardens 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 THEREOF, the Trustees of Groton Residential Gardens Condominium Trust, acting pursuant to the authority contained in the Declaration of Trust, do hereby amend the Administrative Rules and Regulations of Groton Residential Gardens Condominium Trust as follows:

1. The following Administrative Rule and Regulations is hereby adopted by the Trustees relative to satellite dishes and antenna restrictions:

### **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. (a) No resident shall install a Reception Antenna on any portion of the common area and facilities unless the area is an exclusive use area granted pursuant to the provisions of the Master Deed creating the Condominium.
- (b) A Reception Antenna shall not encroach on the air space of another owner's unit or exclusive use area or onto the general common areas. Rather, the Reception Antenna must be kept within the boundary of the exclusive use area. Exclusive use areas are a cube bounded at the lower limit by the described area (e.g., deck, patio, etc.), at the sides by the vertical extension of the boundaries of the described area and at the top by the surface above, or if there is no surface above then on standard story height above the desired area.

The following are defined in the Master Deed as exclusive use areas and, subject to the foregoing, are permissible sites for Reception Antennas: the balconies and patios adjacent to the Units to which there is direct access from a given Unit. Should a resident believe other exclusive use areas exist which are permissible sites, they should contact the Trustees to discuss them.

- (c) For purposes of this Rule, residents shall include owners, tenants, and/or lessees of units in the Condominium Association.
4. If a Reception Antenna is installed in an exclusive use 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. Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible. 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 balconies and/or patio area, preferably below the top level of the balconies and/or patio railing, as a second choice. Connections of wiring must be through a part of the Unit, such as the frame or the glass of the nearest window or sliding glass door of the Unit, and may not be connected through general common areas, such as building walls. All wiring shall be run so as to be as inconspicuous as possible. If a resident wishes to run wiring through a common area such as an exterior wall, this must be in strict compliance with standards established by the Trustees to ensure the structural and watertight integrity of the Condominium.



- C. Reception Antennas and similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, including a Unit, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the Condominium. The purpose of this Rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.
- D. 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.
- E. In addition, the Trustees may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view consistent with the requirements of Federal Communications Commission rules.
- F. 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 of the units, void any warranties of the Association or other owners, or impair the water tight integrity of the buildings.
- G. The residents who own or use the Reception Antenna are responsible for all costs associated with their Reception Antenna, including, but not limited to, costs to (1) repair, maintain, remove and replace the Reception Antenna; (2) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of the Reception Antenna; (3) pay for medical expenses incurred by persons injured by installation, existence, or use of the Reception Antenna; and (4) reimburse residents of the Association for damages caused by the installation, existence, or use of the Reception Antenna. If the installation is made by a contractor, evidence of insurance of the installing in satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional named insured, all as set forth in Exhibit "A" attached hereto and incorporated herewith.
- H. Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the balcony, patio or ground provided that such is a limited common element. If a resident desires to attach a Reception Antenna to a wall, railing, fence, partition or other element which is part of the common areas and abuts/adjoins the limited common area where the Reception Antenna is to be placed, they must first obtain permission from the Trustees upon terms which ensure the structural and watertight integrity of the Condominium or adhere to standards published by the Trustees of this purpose, if such has been established.
- I. To the fullest extent permitted by the law, residents shall indemnify and hold harmless the Trustees, unit owners, tenants, guests, and invitees, or any of them, from and against claims, damages, losses and expenses, including, but not limited to, reasonable attorney's fees arising out of or resulting from the installation of any reception antenna contemplated hereunder.

- J. Notwithstanding any provision hereunder, the Trustees shall report, upon compliance by the resident of this Rule, the installation of any reception antenna to the Master Insurance Policy. Said resident shall thereafter be responsible for any increases in the insurance premiums as a result of any installation contemplated hereunder, and agrees to remit to the Trustees any monies due and owing as a result thereof within thirty (30) days of being assessed the same. Further, notwithstanding the provisions of the Condominium Documents, the cost in excess of available insurance proceeds of repairing or restoring any damage to the common areas and facilities or to any unit which is caused by any work contemplated hereunder by the resident shall be charged solely to the resident.
  - K. Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.
- 5. In the event of a violation of these Rules, the Association may bring an action for declaratory relief with the Federal Communication Commission ("FCC") or any Court having jurisdiction over the matter. If, for any reason, 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.
  - 6. Transmission Antennas other than as indicated in Paragraphs 1 and 2 hereunder are prohibited.
  - 7. A resident installing a Reception Antenna shall promptly notify the Trustees thereof on the form attached to these rules. If the work is to be performed by a licensed and insured contractor, said contractor shall provide detailed plans and specifications. Each said party shall provide the plans and specifications to the Association within seven (7) days of completion of the above installation, along with the form attached hereto as Exhibit "A".
  - 8. The resident is responsible for the immediate removal of the Reception Antenna if it must be removed for the repair, painting or maintenance of the area where it is installed. The Trustees shall attempt to provide reasonable notice of the need for such removal. If a resident fails to timely remove their Reception Antenna, the Trustees may do so at the resident's expense.
  - 9. The Trustees may prohibit the installation of individual antennas when and if 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 Trustees shall have the right to require the removal of said individual

antenna, so long as the Trustees 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 Trustees a cost determined by the Trustees 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.

10. 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 Groton Residential Gardens Condominium Trust are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Trustees have set their respective hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

TRUSTEES,  
Groton Residential Gardens Condominium Trust,

\_\_\_\_\_

#### COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. \_\_\_\_\_, 2011

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, the undersigned notary public, personally appeared \_\_\_\_\_ and \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as the duly authorizes Trustees of Groton Residential Gardens Condominium Trust.

\_\_\_\_\_  
Official signature and seal of notary

My Commission Expires: \_\_\_\_\_

**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: Trustees  
Groton Residential Gardens Condominium

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

The installation of the dish or antenna was completed by the following licensed/insured contractor (if other than the Owner):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Insurance Agent: \_\_\_\_\_

A copy of the contractor's license and certificate of insurance naming the Groton Residential Gardens 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.

Do you certify that the location and the installation 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: \_\_\_\_\_