

EXHIBIT B

THE ROLLING MILL CONDOMINIUM TRUST

RULES AND REGULATIONS

1. Nothing shall be altered or constructed in or removed from the common areas and facilities except upon the prior written consent of the Board of Trustees, except to the extent that the Declarant has such right to grant consent pursuant to the Master Deed, Trust or By-Laws.
2. Each Unit Owner or resident shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors and windows thereof, any dirt or other substance. Nothing shall be attached to the exterior building walls or to the deck or porch railings, if any, nor anything hung therefrom without written Trustee consent. No Unit Owner shall erect exterior clothes lines or playground-type facilities, nor shall toys be maintained on decks, porches or other exterior areas.
3. All radios, televisions or other electrical equipment of any kind or nature installed or used in each unit must comply with all the rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction. The Unit Owner or resident shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.
4. No Unit Owner or resident or any of his or her agents, servants, employees, licensees, or visitors shall at any time bring into or keep in the Unit any flammable, combustible or explosive fluid, material, chemical, or substance except such lighting and cleaning fluids as are customary for residential use.
5. No air conditioning units or other objects or articles shall be hung from the windows or placed upon the window sills.
6. Unit Owners and residents shall not engage in noxious or offensive activities in any Unit, or in the common areas and facilities, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner or resident shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or residents. No Unit Owner or resident shall play upon or allow those in their Unit to play upon any musical instrument or operate a sound system, television set or radio in his unit between the hours of eleven o'clock (11:00) P.M. and the following eight o'clock (8:00) A.M. if such sound shall disturb or annoy other occupants of any building. No Unit Owner or resident shall conduct or permit to be conducted vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction at any time.

7. Nothing shall be done in any Unit or in, on or to the common areas and facilities which impair the structural or architectural integrity of the building or which would structurally change the building except as otherwise provided in the Master Deed, Trust or By-Laws.

8. No clothes, towels, 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 areas or facilities. The common areas and facilities shall be kept free and clear of all rubbish, debris and other unsightly materials.

9. Rugs or mats shall not be shaken or hung from or on any of the windows or doors. Carriages, bicycles, clothing and other personal property shall not be placed or left in front 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, and trash receptacles shall only be placed outside on days designated for collection.

10. No Unit Owner or resident may dispose of furniture, water heaters or similar material by leaving such in the common areas without the written permission of the Board of Trustees and upon such terms as they may require.

11. The agents of the Board of Trustees 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 building at any reasonable hour of the day after notification for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking measures as may be necessary to control or exterminate any such vermin, insects, or other pest, or for the purpose of performing work. In the event of emergency, the Board or agent may enter the Unit without notice to the Unit Owner or resident. All costs incurred in repairing or exterminating an individual Unit will be assessed against said Unit.

12. The common areas and facilities shall not be obstructed nor used for storage without the prior written consent of the Board of Trustees.

13. No notices or other material shall be placed on the outside walls or doors of the Condominium.

14. No sign, awning, canopy or shutter shall be affixed to or placed upon the exterior walls or doors, roofs or any of the common areas or exteriors of Units without the prior written consent of the Board of Trustees.

15. Unit Owners or residents will not be allowed to put their names on any building or common area facility except with the written consent of the Trustees.

16. Except in areas designated by the Board of Trustees, there shall be no placement or storage of bicycles, wagons, toys, benches or chairs, on any part of the common areas and facilities.

17. No washing or repairing of automobiles shall take place within or upon the Condominium property, nor shall the parking spaces be used for any purpose other than to park

registered and operational motor vehicles, sport utility vehicles, noncommercial trucks and bicycles; excluding specifically, commercial vehicles and campers, without the prior written consent of the Board of Trustees. Notwithstanding the foregoing, in cases of emergency, or to carry out temporary business at the Condominium, commercial vehicles may be parked within the Condominium property. No Unit Owner or resident shall park any commercial vehicle without the prior written consent of the Board of Trustees. No unregistered, uninsured or inoperable vehicles shall be on the property. All vehicles shall be parked in spaces and areas designated by the Declarant or by the Board of Trustees. All vehicles that park in violation of this rule will be subject to towing and storage at the vehicle owner's expense.

18. The common areas and facilities shall not be decorated or furnished by any Unit Owner or resident in any manner without the prior written consent of the Board of Trustees.

19. If any key or keys are entrusted by a Unit Owner or resident or by any member of his family, or by his agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such unit or any automobile, trunk, or other items of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or Resident, 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.

20. The Board of Trustees, or its designated agent, may retain a pass key to each Unit which shall be provided to the Trustees by the Unit Owner. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a unit without the prior written consent of the Board of Trustees. In case such consent is given, the Unit Owner shall provide the Board of Trustees, or its agent, with an additional key pursuant to its right of access to the Unit.

21. Pets, to the extent allowed, may be kept in any Unit only with the prior registration of same with the Board of Trustees, provided such pets do not create a nuisance. Please refer to the Condominium Master Deed, Declaration of Trust, and Exhibit C and Exhibit D of these Rules and Regulations for additional Pet Restrictions.

22. Except for signs displayed by the Declarant, "For Sale," "For Rent," "For Lease" signs or other displays or advertisements shall not be maintained or permitted in any part of the Condominium or in any Unit therein.

23. Nothing shall be done or kept in any Units or in the common areas and facilities which will increase the rate of insurance of the Condominium without the prior written consent of the Board of Trustees. No Unit Owner or resident shall permit anything to be done, or kept in his Unit, or in the common areas and facilities, which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common areas and facilities.

a. The use of the Units, the common areas and facilities, storage bins and the parking spaces by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners and residents kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners and residents, and neither the Trustees, the Declarant, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility thereof.

24. Each Unit Owner or resident assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.

25. 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, but only for good cause shown.

26. Monthly installments of Condominium Fees and related charges are due and payable the first of each month. All Units with balances outstanding as of the fifteenth of each month will be charged a late fee. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit and shall be the personal liability of the Unit Owner.

27. All Unit Owners are required to provide the condominium with the name, address, telephone number, loan number, and contact person of each mortgage holder for their unit. Failure to do so in a timely manner will result in the Trust securing the information from a title search. The cost of ordering, completing, and reviewing said title search will be assessed against the Unit.

These Rules and Regulations may be amended from time to time as provided for in the Trust. The Board of Trustees shall have authority to enforce these regulations through the use of fines, legal action, etc.

EXHIBIT C

THE ROLLING MILL CONDOMINIUM TRUST PET RULES AND REGULATIONS

1. As stated in the Master Deed, dogs and cats may only be kept in owner-occupied Units (and not in Units which are leased or rented by their owners), and are subject to an overall limit and other related provisions in the Master Deed. Any pets allowed by the Condominium Master Deed, Declaration of Trust and By-Laws must be registered with the Board. The Board may revoke the ability to keep a pet at the Condominium at any time for a violation of these rules or for such other cause which the Board, in its sole discretion, determines that interferes with the rights of other Unit Owners.
2. Unit Owners must prevent their pets from becoming a nuisance to other residents, and to that end they must quiet noisy pets and clean up after animals.
3. Pets must be kept under the Unit Owner's or Resident's physical control (i.e., leashed or in a box or cage) at all times when on Common Area. COMMON AREA IS ANY AREA OUTSIDE OF YOUR UNIT. Pets may not be left unattended or tied outside. Pet behavior is the sole responsibility of the Unit Owner or resident.
4. No pet is allowed to defecate on the Condominium lawns, shrubs, shrub beds or pavement. All pet defecation must be cleaned up by the responsible Unit Owner immediately.
5. Pet owners are responsible for any damage caused by their pets. Charges to restore or replace the damaged property will be the responsibility of the pet owner.
6. Any resident who witnesses a violation of these rules should send a written complaint to the Trustee(s) and Manager detailing the offense. The complaint must be signed by the resident filing the complaint.
7. Upon receipt of a signed complaint, the Trustee or Manager may contact or send written notice of the violation to the pet owner. Pet owners are entitled to review all written notices regarding the pet.

EXHIBIT D
THE ROLLING MILL CONDOMINIUM TRUST
PET REGISTRATION FORM*

*** PET INFORMATION ***

PET OWNER: _____

UNIT NUMBER: _____

PET TYPE: _____

PET HEIGHT: _____ PET WEIGHT: _____

PET AGE: _____ PET COLOR: _____

DAYTIME PHONE NUMBER OF PET OWNER: _____

SIGNATURE OF PET OWNER: _____

DATE COMPLETED: _____

* Note: (1) Only owner-occupants may have dog(s) and/or cat(s); renters may not.