

Hancock Village Community Policies

I. GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the HANCOCK VILLAGE is a privilege and license granted by Owner, and not a contractual right except otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the strict terms of the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of the Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and Management may make any changes to the Rules for use of any Amenity at any time.

Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the Amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, to whether or not foreseeable, that Resident(s) may have against Owner and that in any way related to or arise from such use except for Owner's omission, fault, negligence or misconduct. This provision shall be enforceable to the fullest extent of the law.

The terms of this addendum shall also apply to Resident(s)' occupants, agents and invitees, together with their heirs, assigned estates and legal representatives of them all, and Resident(s) shall be solely responsible for the compliance of such persons with the lease, this addendum, and community rules and regulations, and Resident(s) intend to and shall indemnify and hold Owner harmless from all claims of such persons as described in the preceding paragraph. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of the Owner.

The Community Policies contain material terms and any violation of same may result in the resident, household member(s) and/or guests being prohibited from further use of the common areas, as well as subject the household to termination of tenancy.

II. **RESIDENT COMMUNICATION.** Resident understands that Management often uses email as primary communication for updates, invitations, announcements, and requests regarding individual accounts and community information. Resident agrees not to opt out of any future emails from Management or RENTcafé without first requesting another means of communication.

III. **MEMBERSHIP.** Exclusive membership offers Member(s) the opportunity to take advantage of all the various benefits and amenities of the community. Since participation is limited to residents, Members are assured that use of the community facilities will be on a fully private and restricted basis. Members are entitled to:

- Exclusive use of the lounge and internet café.
- Complimentary coffee daily.
- Exclusive use of the fitness center.
- Exclusive use of the community shuttle.
- Invitations to special member-only events.

New Residents are eligible for a 30 day free trial membership to use the community facilities. During this period, Resident will have free, unlimited access to all the services and amenities offered. New Residents have the opportunity to decide whether to enroll as a Member at a special discounted rate of over 20% off the regular membership fee.

Existing residents who decline to enroll as a Member within the first thirty days of tenancy may join at any time without the discounted rate. Resident is under no obligation to join.

IV. **LAST MONTH'S RENT DEPOSIT.** [HANCOCK VILLAGE] collects a full last month's rent deposit prior to lease commencement. Resident understands that any last month's rent deposit on file must be kept up-to-date with current rent charges upon each subsequent lease that include an increase in total rent.

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- V. **FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances Resident shall comply with the following:
- Residents and guests will adhere to the Community Policies and other Management rules and regulations concerning fire hazards, which may be revised from time to time.
 - No person shall knowingly maintain a fire hazard.
 - No person shall block or obstruct an exit, aisle, passageway, hallway, or stairway leading to or from any structure.
 - Flammable or combustible liquids and fuels shall not be used or stored (including stock or sale) in dwellings, near exits, stairways, breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
 - Resident(s) are solely responsible for fines and penalties caused by their actions in violation of location fire protection codes.
- VI. **GRILLS.** Personal charcoal or electric grills are permitted for use by Resident. All other types of grills, barbeques and any other outdoor cooking devices are strictly prohibited, including personal fire pits.
- Charcoal grills **MUST** be ten feet away from building when in use.
 - Grilling hours are 9:30 a.m. to 10:00 p.m.
 - Residents and guests under the age of eighteen (18) must be under adult supervision.
 - Resident will keep noise levels to a minimum in consideration of neighboring units.
- VII. **COMMUNITY GROUNDS.** Resident agrees not to tamper with the grounds and landscaping of the community in any way. No tree climbing or swinging is permitted. No attaching or installing items to any tree, fence, railing or other fixture is permitted; including but not limited to: hammocks, tree forts, bird/animal houses and/or feeders. Children are not permitted to play inside bushes, shrubs and flowerbeds.
- VIII. **OCCUPANCY LIMITS.** Resident understands that no more than two occupants per bedroom and no more than one occupant per studio apartment will be permitted on the lease at any time.
- IX. **FITNESS CENTER.** The fitness center is located just past the resident lounge and internet café at 298 Independence Drive. When using the fitness center, Member agrees to the following:
- Members and guests will adhere to all rules and regulations posted in the fitness center.
 - Members may use the fitness center 24 hours a day by using their assigned fob. Members will limit time on equipment to thirty (30) minutes when others are waiting for use.
 - Member will use disinfecting spray or wipes provided by Management to wipe down equipment after use.
 - The fitness center is not supervised. All Persons are solely responsible for their own appropriate use of equipment. Persons under 18 are not permitted in the fitness center at any time.
 - Member shall carefully inspect each piece of equipment prior to use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
 - Member shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well as any person's use that appears dangerous or in violation of Management's rules and policies.
 - Member shall consult a physician before using any equipment in the fitness center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Member's physician.
 - Member will not admit any other person to the fitness center who has not registered with the management office.
 - Member(s) must accompany guests into the fitness center.
 - Proper fitness attire and shoes are required at all times.
 - No glass, smoking or eating, alcoholic beverages, pets, or black sole shoes are permitted in the fitness center.
 - Music is permitted with the use of headphones only.
- X. **PACKAGE RELEASE.** Management does not accept packages on behalf of Residents and is not responsible for lost or stolen items within the common or mail areas.

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- XI. **SHUTTLE ACCESS:** The shuttle picks up from 298 Independence Drive daily, the corner of Independence Drive and Thornton Road, and the corner of Independence Drive and Gerry Road Monday through Friday. All Members under the age of 18 must be accompanied by an adult. An annual shuttle pass can be picked up from the leasing office at 298 Independence Drive during regular business hours. The shuttle schedule is as follows:
- Monday through Friday the shuttle goes from Hancock Village to the Reservoir T Station and back again from 6:15 a.m. to 10:15 a.m. and again from 4:00 p.m. to 8:00 p.m. For information on the MBTA schedule and obtaining a Charlie pass, visit the MBTA's website at www.mbta.com.
 - On Saturdays, the shuttle drives from Hancock Village to Stop and Shop in Dedham on Route 1, Legacy Place (Whole Foods), and back again from 9:30 a.m. to 1:30 p.m. and 4:30 p.m. to 8:30 p.m.
 - On Sundays, the shuttle drives from Hancock Village to the Reservoir Station, Wegman's in Chestnut Hill, Star Market at The Street shopping center on Route 9, and back again from 11:30 a.m. to 5:30 p.m.

To track the Shuttle GPS, download GPSTrackIt by Nimbo Labs from the iPhone app store or Google Play. Once installed, select HV Shuttle. The username is CHRRES and the password is 12345.

- XII. **LOUNGE AND INTERNET CAFÉ** – The resident lounge and internet café is available through card access for Member convenience and located just past the leasing office at 298 independence drive.
- XIII. **COFFEE STATION.** Members may enjoy a cup of freshly brewed coffee located within the lounge just past the leasing office at 298 Independence Drive. Coffee is complimentary and provided daily.
- XIV. **BUSINESS CENTER.** The business center is located within the lounge just past the leasing office at 298 Independence Drive. When using the business center, Member agrees to the following:
- Member agrees to use the business center at Member's sole risk and according to the Rules and Regulations posted in the business center.
 - Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center Computers without written approval of Community Management.
 - No inappropriate, offensive or pornographic images or files (in the sole judgement of the Owner) will be viewed or loaded onto the Business Center computers at any time.
 - Member will limit time on computers to thirty (30) minutes when others are waiting to use them.
 - Smoking, eating, drinking, pets, and any disturbing behavior are prohibited in the business center.
 - Persons under eighteen (18) must be accompanied by an adult.
- XV. **EXTERMINATION AND INFESTATION.**
- **Inspection.** Resident agrees that Resident will inspect the dwelling within 48 hours after move-in/renewal and notify Management of any bed bugs or bed bug infestation.
 - **Infestations.** Resident agrees to have read all of the information in this addendum about bed bugs and other insects and is not aware of any infestation or presence of bugs in current or previous apartments, homes or dwelling in which the Resident has resided. Resident is not aware of any bug infestation or presence in any furniture, clothing, personal property or possessions owned. Resident agrees not to have been subjected to conditions in which there was any infestation or presence.
 - **Access for inspection and pest treatment.** Resident must allow Management and Management's pest control agents to access the dwelling at reasonable times to inspect or treat infestation as allowed by law. Resident and all family members, occupants, guests, and invitees must cooperate and will not interfere with the inspections or treatments. Management has the right to select any licensed pest control professional to treat the dwelling and building. Management can select the method of treating the dwelling, building and common areas. Management can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Resident is responsible for and must prepare the unit for treatment and follow instructions regarding personal property, furniture, clothing, and possessions treated according to accepted treatment methods established by a licensed pest control firm that Management approves. Resident must do so at the time Management treats the dwelling. If Resident fails to do so, Resident will be in default, and Management will have the right to terminate Resident's right of occupancy and exercise all rights and remedies under the Lease Contract. Resident agrees not to treat the dwelling for bed bug or any other insect infestation on his/her own.

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- **Notification.** Resident must promptly notify Management of any:
 1. Known or suspected infestation present in the dwelling, or in any clothing, furniture or personal property.
 2. Recurring or unexplained bites, stings, irritations, or sores of the skin or body which Resident believes to be caused by bed bugs or by any condition or pest believed to be in the dwelling.
 3. Condition or evidence that might indicate the presence of infestation of bed bugs or of any confirmation of bed bugs presence by a licensed pest control professional or other authoritative source.
- **Cooperation.** If Management confirms the presence or infestation of insects, Resident must cooperate and coordinate with Management and its pest control agents to treat and eliminate the insects. Resident must follow all directions from Management or its agents to clean and treat the dwelling and building that are infested. Resident must remove or destroy any personal property that cannot be treated or cleaned as close as possible to the time Management treats the dwelling. Any items Resident removes from the dwelling must be disposed of off-site and not in the property's trash receptacles. If Management confirms the presence of infestation of insects in Resident dwelling, Management has the right to require Resident to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order to perform pest control services. If Resident fails to cooperate, Resident will be in default, and Management has the right to terminate Resident right of occupancy and exercise all rights and remedies under the Lease Contract.
- **Responsibilities.** If Resident, Resident's co-residents, occupants, invitees or guests are found to be the source of any insect infestation, then Resident may be obligated to pay all reasonable costs of cleaning and pest control treatments incurred by Management to treat the dwelling unit. If Management confirms the presence or infestation after Resident vacates the dwelling, Resident may be responsible for the cost of cleaning and pest control treatments. If Management must move other residents in order to treat adjoining or neighboring dwellings to Resident dwelling unit, Resident may be liable for payment or any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings.
- **Transfers.** If Management allows Resident to transfer to another dwelling in the community because of the presence of bed bugs or other such pests, Resident must have all personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. Resident must provide proof of such cleaning and treatment to Management's satisfaction prior of any transfers.

XVI. **TRASH AND RECYCLING:** Trash compactor and recycling center is located behind Independence Drive and Sherman Road (entrance off of Independence Drive across from the leasing office, to the right of the Harvard Vanguard building). An additional trash compactor is located at the end of Thornton Road by Russett Road. Resident agrees to abide by the following when disposing of trash and recyclables:

- Trash must be placed directly into compactors and the button to compact must be pushed after disposal. No trash may be left outside of compactor. Violators will be charged a fee of \$50/bag.
- All waste and recycling shall be securely wrapped or placed in bags before dropping into compactor one at a time.
- Dust, flour and powder-like materials must be wrapped in compact packages before disposal.
- All trash must be thoroughly drained before disposal.
- Recyclables such as glass can or plastic containers must be thoroughly rinsed beforehand. Cardboard must be broken down.
- Report any malfunctions to Management.
- No hazardous materials including but not limited to flammable liquids, mattresses, televisions, tires, appliances, or car batteries may be disposed of at any time in the trash or recycling areas on the property.
- Resident will abide by any rules or directions posted in the trash and recycling areas.

XVII. **PLUMBING AND GARBAGE DISPOSALS.**

- The installation or attachment of devices or appliances including but not limited to washer/dryer units or bidets are strictly prohibited unless done so by Owner.

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- Any illegal machines or devices found within a unit will be removed immediately, regardless of whether it is currently attached. If Resident has a machine or device that needs to be stored, contact Management for storage options outside of the unit.
- Garbage disposals are to be used for small, wet vegetables only and must not be turned on without running cold water. Disposal should be run until clear of all debris. Any damage resulting from misuse shall be charged to the Resident. For further clarification on the use of garbage disposals, please contact Management.
- Flushing anything other than toilet paper and waste matter down toilets is not permitted. Wipes, feminine products and diapers are strictly prohibited and will cause a backup.
- Resident will be charged and held responsible for any damage caused by illegal plumbing attachments or the misuse of plumbing fixtures. This includes but is not limited to flood and electric hazards/damages, low hot water temperature and/or pressure to neighboring units, or water backing up into drinking water.

XVIII. **WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of the Owner.

XIX. **OPERATION OF THERMOSTAT.** Each apartment is equipped with individual thermostats to regulate temperatures within the unit. Resident will be provided a guide for use and operation upon move in.

XX. **UTILITIES.** Resident must complete a utilities addendum for water, sewer, gas, trash and electric services and abide by its terms.

- Electricity should be switched into Resident's name on or prior to lease commencement by contacting Eversource at 1-800-592-2000 or visiting www.eversource.com.
- Cooking Gas should be switched into Resident's name on or prior to lease commencement by contacting National Grid at 800-322-3223 or visiting www.nationalgridus.com.
- Cable TV and telephone services must be transferred into the resident's name on or prior to lease commencement. For Comcast, please call (800) 266-2278 or visit www.xfinity.com.

XXI. **SATELLITE DISHES AND ANTENNAS.** Under a Federal Communications (FCC) order, Resident has a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling subject to FCC limitations. Owner is allowed to impose reasonable restrictions relating to such installations. Resident is required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that Resident and Management agree to follow.

- **Number and size.** Resident may install one satellite dish or antenna on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR & 1.4000 are prohibited.
- **Location.** Resident's satellite dish or antenna must be located: (1) inside Resident dwelling; or (2) in an area outside of Resident's dwelling such as a balcony, patio, or yard of which Resident has exclusive use under Resident's lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to Resident and Resident's exclusive use.
- **Safety and Interference.** Resident's installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with Management's cable, telephone, or electrical systems or those of neighboring properties; (3) may not be connected to Management's telecommunication systems; and (4) may not be connected to Management's electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) any other method approved by Management in writing. No other methods are allowed. Management may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.
- **Signal transmission from exterior dish or antenna to interior of dwelling.** Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If Resident's satellite dish or antenna is installed outside of Resident's dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of Resident's dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall should one exist (that will not be enlarged to accommodate the cable.); (3) connecting cables "through a window pane", similar to how

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an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window-without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.

- **Safety in installation.** In order to assure safety, the strength and type of materials used for installation must be approved by Management. Management's approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
- **Maintenance.** Resident will have the sole responsibility for maintaining Resident's satellite dish, antenna, and all related equipment.
- **Removal and damages.** Resident must remove the satellite dish or antenna and all related equipment when Resident moves out of the dwelling. In accordance with the Lease Contract, Resident must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of Resident's satellite dish, antenna or related equipment. Resident will not be responsible for normal wear.
- **Liability insurance. Resident must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and falls, Resident must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property damage to others, related to Resident's satellite dish and related equipment.** The insurance coverage must meet or exceed \$100,000 which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of dish/antenna becoming unattached and falling on someone, etc.
- **When Resident begins installation.** Resident may start an installation of satellite dish, antenna, or related equipment only after Resident has: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; and (3) received Management's written approval of installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

XXII. **SIGNS.** Residents shall not display any signs, exterior lights or markings on dwelling without Owner's written consent. No awnings or other projections shall be attached to the outside of the building of which a dwelling is part.

XXIII. **COMMON AREAS:** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the community at any given time. The placement of any items including but not limited to doormats, shoes, and umbrella stands outside of Resident's apartment home is considered a safety hazard and is prohibited. Bicycles are not allowed in common area hallways or elevators at any time. Any such items left in common areas may be removed without notice by Management. The outside of both the front and back of each apartment-home shall be kept uncluttered at all times. Storage of personal items outdoors is prohibited. The placement of any items including but not limited to toys, bikes, and lawn ornaments outside of Resident's apartment-home is considered a safety hazard and is prohibited. Any such items left unattended on the lawn, walkways, sidewalks, or any other common areas will be removed without notice by Management.

XXIV. **BALCONY OR PATIO.** Balconies and patios shall be kept clean and uncluttered at all times and not used as storage areas. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. Bikes and play equipment may not be stored on balconies or patios.

XXV. **LAUNDRY FACILITIES.** Laundry facilities are located in the following areas:

- 525 VFW Parkway
- 107 Sherman Road
- 222 Independence Drive
- 198 Sherman Road
- 178 Thornton Road
- 245 Gerry Road
- 82 Thornton Road
- 162 Gerry Road
- 11 Sherman Road

All washers and dryers must be emptied promptly out of respect for others waiting for use. Laundry left unattended for over 24 hours may be discarded thereafter. Resident will notify management of any equipment malfunctions.

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- XXVI. **SMOKING.** Smoking is permitted within apartment-homes, but not within common areas, hallways, or anywhere outdoors, including private balconies and patios.
- XXVII. **NOISE.** Community quiet hours are from 10:00 p.m. to 7:00 a.m. Loud stereos, televisions, or musical instruments are prohibited at all times of day. Exercise equipment bikes and treadmills that cause excessive noise and disturb neighbors are prohibited inside units.
- XXVIII. **PHOTO, VIDEO, STATEMENTS.** Resident understands that Management will sponsor or authorize a variety of resident, community, or property events or functions throughout the course of the lease term—often in an effort to build a broader sense of community. Resident understands that photos or videos, including voice, may be taken at such events or functions sponsored or authorized by Management and that such photos or videos may be used in different publications, including without limitation: the community website, community social media websites and platforms, and other resident communications or marketing materials. Management will attempt to notify the resident prior to events where photos or videos will be taken via email, printed flyer, and/or other methods utilized for resident communications within the community. Residents are encouraged to use their discretion when attending events if they have concerns regarding photos or videos. Upon written request, Management will remove any published photos or videos which include the likeness of the resident or guests of the resident.
- XXIX. **SERVICE REQUESTS.** Service requests can be made through Rent Café, by calling 617-323-8700, or by emailing maint-hv@chestnuthillrealty.com. For after-hours emergencies, call 617-323-8701.
- XXX. **LOCKOUTS.** Our service technicians must verify through valid photo identification that the locked out individual is a lessee prior to unlocking the door. There is a \$50.00 charge for all lockouts between 4:00 p.m. and 7:00 a.m. Monday through Friday as well as during weekends and holidays.
- XXXI. **LOCKS, KEYS AND DOORS.** Resident is charged a one-time lock-change fee of \$50.00 at time of move in. Future lock-change requests can be made by Resident for a fee of \$50.00. The altering or addition of locks to unit doors by residents is prohibited. If an unauthorized lock is installed, said lock will be removed and the resident will be charged a \$50.00 lock removal fee. Additional keys may be requested from Management for a fee of \$10.00 per key. Additional access cards may be purchased for a fee of \$25.00 each.
- XXXII. **RETURNED CHECK FEES.** Cash payments are not permitted. There is a \$50.00 fee for each check returned for insufficient funds.
- XXXIII. **AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.**
- For information and availability of open air and garage spaces on the property contact Management.
 - All vehicles must be registered at the management office. If any vehicle or personal information changes, Management must be notified immediately to avoid unnecessary towing at vehicle owner's risk and expense.
 - An authorized parking sticker must be displayed on the upper right hand corner of the rear window of vehicle at all times. Vehicles that fail to have the sticker properly displayed will be towed without notification at vehicle owner's risk and expense.
 - Any vehicle(s) not registered, considered abandoned, parked in violation of posted rules or parking signs or violating the Lease or this addendum, in the sole judgement of Management, will be towed at the vehicle owner's risk and expense.
 - Parking spaces are for operable vehicles only. Storage of inoperable vehicles or other personal property is not allowed and is subject to removal at the owner's expense. All vehicles must have current registration and inspection sticker and be in good repair. Conducting any vehicle maintenance or repairs in the parking area is not permitted. This includes but is not limited to oil and/or tire changes.
 - Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will be immediately towed, pursuant to Massachusetts Law, at the vehicle owner's expense.
 - If another car is parked in Resident's assigned space, please call the office or the number posted in parking lot for towing purposes.
 - Vehicles and personal property left in parking areas are at resident or guest's own risk and expense. It is the vehicle owner's responsibility to insure vehicle against theft, fire, vandalism, and for all compulsory coverage.

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- Under no circumstances may any vehicle park or operate in a non-paved area including but not limited to sidewalks or landscaped areas.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Recreational vehicles, boats, trailers, motorcycles, and motor scooters may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the management office and parked in the area(s) designated by Management.
- Garage spaces used for storage purposes are strictly prohibited.
- Fire regulations prohibit parking a motorcycle, or motor scooter on sidewalks, walkways, porches, patios, under stairways or in residences.
- Management is not responsible for the snow removal of individual parking spaces. Please make every effort to remove vehicle(s) during snow plowing. Resident agrees to comply with Owner's requests regarding moving their vehicle due to snow removal and/or any other necessary purpose in the Owner's sole discretion.
- There is no back-to-back parking allowed at any time except for reserved tandem spaces. Cars parked in such a manner will be towed at vehicle owner's risk and expense. Residents who are assigned a specific or tandem space should not park in any other space. If another vehicle is parked in a resident's assigned space, notify Management.
- Overnight visitor parking only within designated areas. If available, guests may obtain temporary parking permits through the Concierge in advance. Management is not obligated to supply temporary permits after hours for visitors of residents.
- In the event that Resident has an apartment lease or tenancy agreement with or through Management, a default under said lease shall constitute a default and termination.
- Upon expiration and/or termination of lease, all parking decals and/or remotes must be returned to Management. Management reserves the right to continue charging on a monthly basis any parker who neglects this rule until said decal/remote is returned.
- Resident's rights hereunder may not be assigned or transferred without the prior written consent of Management.
- If a parking fee is charged, a "Pre-Paid Last Month's Rent" equal to one month's parking fee is required for each vehicle will be added to Resident's overall Last Month's Rent deposit. The portion of this deposit attributed to parking will be applied to the parking fee for the final month of the Resident's tenancy. Proper termination notice must be received. Parking fees are due on or before the first day of the month in advance. If no payment is received by the fifth day of the month, Owner reserves the right to tow at vehicle owner's expense.
- Management is not required to render or give any service and has no obligations other than to provide a space for parking vehicle.

XXXIV. STORAGE UNITS. Additional storage lockers are located on Sherman Road, Gerry Road, and Thornton Road. Small lockers (3 ft. x 3 ft. x 3 ft.) are offered for an additional fee of \$15 per month and large lockers (3 ft. x 3 ft. x 6 ft.) are offered for \$25 per month. Resident agrees to the following:

- All personal property and items stored in the storage bin shall be at Resident's own risk. Management is not responsible for any damage or loss pertaining to storage bins or the contents therein.
- Resident is responsible for insuring all personal items against theft, fire and vandalism. All insurance policies shall include a clause or endorsement denying to the insurer rights of subrogation against Management.
- No dangerous equipment or toxic materials including liquids, gasoline, lighter fluid or propane tanks are permitted.
- Management may access the bin for inspections and to perform repairs.
- Management reserves the right to re-assign the bins.
- Padlock to bin may not be changed without permission and must be left on the bin upon move out.
- If a storage fee is charged, a "Pre-Paid Last Month's Rent" equal to one month's storage fee is required and will be added to Resident's overall Last Month's Rent deposit. The portion of this deposit attributed to storage will be applied to the storage fee for the final month of the Resident's tenancy. Proper termination notice must be received. Storage fees are due on or before the first day of the month in advance. If no payment is received by the fifth day of the month, Owner reserves the right to remove all belongings Resident's expense.

For more information or to rent a storage space, please contact Management for current availability.

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XXXV. **SERVICE/SUPPORT ANIMALS AND PETS.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time.

- HANCOCK VILLAGE allows cats throughout the property. Dogs are permitted only at the following addresses:
 1. All of VFW Parkway
 2. All of Sherman Road
 3. 201 to 333 Independence
 4. 266 to 278 Independence
- No unauthorized service/support animals or pets are allowed without prior written consent, including guest's pets.
- A photograph of the animal as well as all inoculation records and an animal fact sheet signed and completed by Resident must be provided to Management prior to any authorization taking affect.
- Pets are \$45 per cat and \$60 per dog per month in additional rent
- Pets may not exceed 40 pounds.
- Aggressive breeds—including but not limited to Pit Bull Terriers, Staffordshire Terriers, Rottweilers, Dobermans, Chow Chows, Presa Canarios, Akitas, Wolf Hybrids, Alaskan Malamutes and German Shepherds—are prohibited as pets. Management reserves the right not to accept a pet based on its breed or personality.
- All cats and dogs must be spayed or neutered.
- No more than two pets per an apartment are permitted.
- Animals must not disturb neighbors or other residents, regardless of whether the animal is inside or outside of the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. Breeding on the property is prohibited. No animal offspring are allowed including but not limited to litters of puppies or kittens.
- Animals may not urinate or defecate anywhere inside the unit. Cats are required to use a litterbox with kitty litter. Litter is to be changed out regularly and properly disposed of into dumpsters by Resident. Animal litter and/or waste is never to be deposited into the trash chute. Resident is required to remove any waste on the property immediately and is responsible for any damage or repair that may occur to the unit or property grounds due to their service/support animal or pet.
- Resident is responsible for any property damage, injury or disturbance their service/support animal or pet may cause or inflict.
- Animals outside of units must be accompanied by owner and remain on a leash that is no more than four feet long at all times. Retractable leashes are prohibited. Animals may not be tied to any fixed object anywhere outside the units. The installation of runners or fences outdoors is strictly prohibited.
- No animal shall be left unattended for more than 12 hours at a time.
- Resident is responsible for ensuring animal is properly licensed as required by law.
- Pets are not permitted in the property's interior common areas. Pets are prohibited from all interior amenity spaces as well as the main elevator of the building.
- In the case of an emergency involving accident or injury to animal, Management has the right, but not the duty, consistent with Massachusetts Law, to take the animal to a local veterinarian at Resident's expense. Animal cruelty is never tolerated.
- Animal waste stations are located on VFW Parkway and Sherman Road. Pets may only be walked around property's perimeter.

XXXVI. **ADDING / REMOVING ROOMMATES.** Requests for additional roommates or removal of a current roommate on the lease must be made in writing and signed by all leaseholders. Roommate additions must be approved prior to a new roommate taking occupancy after undergoing the standard qualifying process. A \$300 office administration fee will apply. For applications or more information, please contact Management.

XXXVII. **WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, in or any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any cause, phrase, or provision of the Part is invalid for any reason whatsoever, this finding shall not affect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.

Hancock Village Community Policies

XXXVIII. **GUEST SUITE.** A fully-furnished residence available for short term or longer term stays may be reserved by residents for a friend or family member to stay at the property. Resident will contact the Management for pricing, reservations and other information for the suite.

XXXIX. **FITNESS TRAIL.** The outdoor fitness trail is located throughout the property. Equipment is for exercise use only and at Resident's own risk. Children are prohibited from playing on all fitness trail equipment. Community fitness maps are available upon request through Management.

XL. **ARBORICULTURAL CARE.** Residents and children are strictly prohibited from tree-climbing and tree-swinging in order to protect the community's landscaping. No object(s) may be tied to or hung from any tree limbs or branches within the property and plants and other shrubberies should be left untouched.

XLI. **MOVE IN TIME.** Incoming residents will not be permitted to move in until after 12:00 PM on the day of lease commencement unless otherwise notified. Residents who desire an earlier move in date/time may have this rule waived by signing a No Paint/No Clean" agreement with Management's written approval at least one week prior to the scheduled lease commencement date. Keys are to be picked up directly from the Leasing Office at 298 Independence Drive in Chestnut Hill.

I have read, understand and agree to comply with the preceding provisions.

_____ <<TenantName>>	_____ Date	_____ <<RoomMate1>>	_____ Date
_____ <<RoomMate2>>	_____ Date	_____ <<RoomMate3>>	_____ Date
_____ <<RoomMate4>>	_____ Date	_____ <<RoomMate5>>	_____ Date
_____ <<GN1>>	_____ Date	_____ <<GN2>>	_____ Date
_____ Management Signature	_____ Date		