

**THE VILLAGES AT QUAIL RUN**  
**EXHIBIT E - RESTRICTIONS ON USE OF UNITS**

1. Each Unit is hereby restricted to residential use and occupancy by senior citizens or to a senior citizen and his or her spouse. For purpose of this Master Deed, a senior citizen shall be defined as any person of age 55 or older.
2. Every sale, resale, or other conveyance of every Unit, whether by the Declarant, or its successors, and/or assigns, shall be to a senior citizen, or to the son or daughter of a senior citizen, so long as the senior citizen occupies the Unit Owned by his or her son or daughter.
3. Each Residential Unit shall be occupied by no more than two (2) persons as a single-family residence, except upon written waiver granted by the Board of Governors based upon unusual controlling circumstances which are deemed by the Board of Governors to warrant the issuance of such waiver.
4. Overnight Guests who are not senior citizens shall be allowed to visit for reasonable visitation periods; children or grandchildren may visit for a period not to exceed two (2) weeks per visit.
5. Notwithstanding any provisions of this Exhibit E, Restrictions on Use of Units, to the contrary, the Declarant, its successors, assigns or affiliates has the right to use any Unit owned or leased by it or any common area or portion thereof or suitable facility in the Condominium for models and for offices for sales, construction, storage and any other lawful purpose. So long as Declarant owns any Unit in the Condominium, it shall have the right to erect and maintain "For Sale" signs in and on the Common areas and facilities of the Condominium.
6. Any lease or rental agreement for any Unit shall be to a senior citizen, or to a senior citizen and his or her spouse, in writing and specifically subject to the Master Deed, the By-Laws of the Association and the Rules and Regulations of the Condominium, including the restrictions with respect to occupancy, and shall have a minimum initial term of six (6) months. A copy of all leases or rental agreements, together with proof of age of all occupants, as executed (with the dollar amount of rent deleted at the unit owner's option) shall promptly be furnished to the Board of Governors who shall keep and maintain the same as part of its records. The Board of Governors shall also be furnished at the same time with written acknowledgement of the lessee that the lessee has received copies of and will comply with the provisions of such Master Deed,

By-Laws and Rules and Regulations. Notwithstanding the foregoing, the said Declarant, its successors, assigns or affiliated entities shall have the further right to let or lease to a senior citizen as defined herein, any Units which have not been sold by it, including any such Unit later acquired or later leased by it upon such terms and for such periods, but not less than thirty (30) days, as it, in it's sole discretion, shall determine.

7. The occupants of each Unit shall be entitled to keep two (2) pets, either cat(s) or dog(s) per Unit and the keeping of any such pet shall be subject to the Rules and Regulations adopted by the Board of Governors and in the event that any such pet, in the sole discretion of the Board of Governors, causes or creates a nuisance, said pet shall be permanently removed from the property upon three (3) days' notice. There shall be a thirty (30) pound weight limit for dogs and all pets shall be indoor pets.
8. All Units are conveyed subject to the conditions as set forth in the Special Permit issued by the Town of Hudson, recorded with the Middlesex South District Registry of Deeds on June 15, 2000 as instrument Number 51 and in Book 31400, Page 163.
9. The use of Units by all persons authorized to use same shall be at all times subject to the provisions contained in this instrument, the By-Laws of the Association and such Rules and Regulations as may be prescribed and established to govern such use or which may hereafter be prescribed and established by the Board of Governors of the Association. Any Unit Owner found by the Massachusetts Superior Court to be in violation of the provisions of this Master Deed, By-Laws and Rules and Regulations of the Association shall be liable for the reasonable counsel fees incurred by the Association in enforcing same.

The Association also reserves the right and easement to enter onto the premises, from time to time, at reasonable hours, for the purpose of reconstructing and repairing adjoining Units, common areas and facilities and to perform any obligations of the Association required or permitted to be performed under this Master Deed and/or the By-Laws of the Association.

I have reviewed the  
Restrictions in Exhibit E  
and agree to same.

\_\_\_\_\_ (initial)

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