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**Board of Trustees of
Old Colony Townhouse Condominium Trust**

CERTIFIED RESOLUTION

We, FRED FARRINGTON, CHARLES BLAIS, JR.,
CLAIRE FAHERTY, LOIS BLAW, Janice Lombardi and
Claudine Holdgate, in our capacity as Trustees of Old Colony Townhouse Condominium,
a duly organized Massachusetts Condominium under G.L. c. 183A in accord with a Master Deed
dated November 25, 1985 and recorded on December 3, 1985 at Bristol County Northern District
Registry of Deeds in Book 2863, Page 89, and a Declaration of Trust dated November 25, 1985
and recorded on December 3, 1985 at said Registry, in Book 2863, Page 126, hereby certify that
the following resolution was duly adopted by the Board of Trustees of said Condominium on the
11th day of January, 2009, and that said resolution has not been rescinded as
of the date hereof:

VOTED: In order to attempt to prevent the formation of mold in Units and Common
Areas, the Board sets forth the following areas of Unit Owner
responsibility:

1. Unit Owners must report immediately, in writing, and deliver to the Board,
any evidence of leaks, water infiltration or excessive moisture in their
units or in the common areas.
2. Any sign of mold or fungi growth within a unit that Unit Owners are
unable to remove with a common household cleaner must be immediately
reported to the Board.
3. Unit Owners should immediately clean, dry, and disinfect spills and leaks
and retain a professional remediation company, if necessary, to mitigate
any damage to their unit resulting from interior spills, leaks or other water
damage.

4. A Unit Owner shall clean up a “minor” water spill, whether such spill appears on common area or not.
5. Unit Owners are responsible for removing moisture from windows, sills, sliding glass doors, sinks, tubs and showers, accessible valves and drains, washers, dishwashers, balcony decks, etc.
6. A Unit Owner shall carry insurance to cover damage to all improvements inside a Unit, such as carpets, hardwood floors, cabinets and plumbing fixtures, as well as personal property such as furnishings, appliances and clothing.
7. Unit Owners must replace water heaters before their warranty expires, use braided metal hoses or their high-pressure equivalent on washing machines, dishwashers, ice makers, etc. and use only licensed plumbers and electricians for electrical or plumbing work within their units.
8. In order to promote air circulation, Unit Owners should leave heating ventilation and air conditioning ducts unobstructed.
9. It is recommended that Unit Owners should maintain a minimum interior air temperature in their units of no less than 55 degrees and no higher than 77 degrees while maintaining the relative humidity indoors between 30 and 55 per cent at all times.
10. Any major failure or malfunction of a heating or cooling system serving the unit must be reported in writing immediately to the Board.
11. Unit Owners are required to keep condensation pans in air conditioning and heating units clean and draining properly.
12. Unit Owners shall be liable for any damages resulting from their failure to comply with the terms of this Resolution, including:
 - A. Expenses the Board incurs for cleaning, maintenance, repairs or mold remediation within the Unit that the Owner fails to handle effectively.
 - B. Expenses the Board incurs to remediate damages to other units or common areas, including attorneys’ fees and the cost of hiring industrial hygienists.

- C. Any fines, other costs, or attorneys' fees the Association incurs to enforce the Resolution as well as damages suffered by the Association or other unit owners and occupants.

Old Colony Townhouse Condominium Trust

By *Fred Farrington*, Trustee, and not individually

By *Charles Blais Jr.*, Trustee, and not individually

By *Cherie Faherty*, Trustee, and not individually

By *Spis Blais*, Trustee, and not individually

By *Timothy F. Lombardi*, Trustee, and not individually

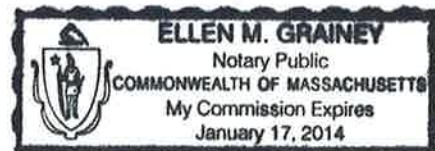
By *Claudia Holdgate*, Trustee, and not individually

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared *Fred Farrington* *Jan 11*, 2009
Trustee of Old Colony
Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free
act and deed, in his/her capacity as Trustee, before me,

Ellen M. Graney
- Notary Public

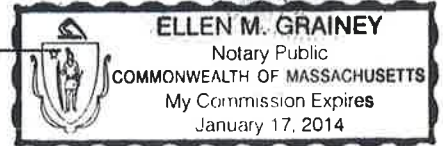
My Commission expires:



COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared Jan 11, 2009
CHARLES BLAIS JR, Trustee of Old Colony
Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free
act and deed, in his/her capacity as Trustee, before me,

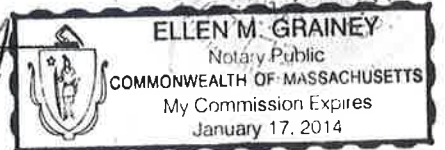
Ellen M. Graney
- Notary Public
My Commission expires:



COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared Jan 11, 2009
Claire Faherty, Trustee of Old Colony
Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free
act and deed, in his/her capacity as Trustee, before me,

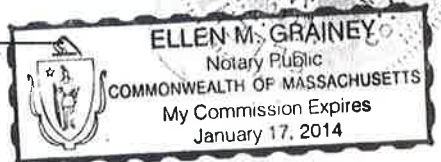
Ellen M. Graney
- Notary Public
My Commission expires:



COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared Jan 11, 2009
Lois Blais, Trustee of Old Colony
Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free
act and deed, in his/her capacity as Trustee, before me,

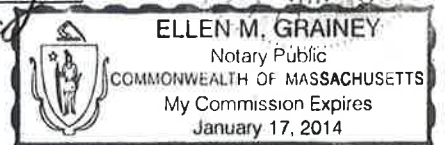
Ellen M. Graney
- Notary Public
My Commission expires:



COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared Jan 11, 2009
Janice Lombardi, Trustee of Old Colony
Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free
act and deed, in his/her capacity as Trustee, before me,

Ellen M. Graney
- Notary Public
My Commission expires:

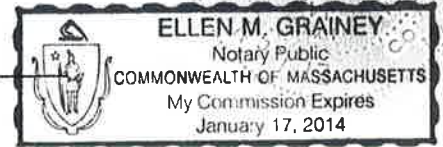


COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared Claudine Holdgate, Jan 11, 2009, Trustee of Old Colony Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free act and deed, in his/her capacity as Trustee, before me,

Ellen M. Graine
- Notary Public

My Commission expires:



COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared _____, _____, 2009, Trustee of Old Colony Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free act and deed, in his/her capacity as Trustee, before me,

- Notary Public

My Commission expires:

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared _____, _____, 2009, Trustee of Old Colony Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free act and deed, in his/her capacity as Trustee, before me,

- Notary Public

My Commission expires:

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

Then personally appeared _____, _____, 2009, Trustee of Old Colony Townhouse Condominium Trust, and acknowledged the foregoing instrument to be his/her free act and deed, in his/her capacity as Trustee, before me,

- Notary Public

My Commission expires:

7/22/09

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