



2014 00086379

Bk: 53613 Pg: 236 Page: 1 of 5

Recorded: 10/21/2014 12:58 PM

ATTEST: Francis M. Roache, Register

Suffolk County Registry of Deeds

**AMENDMENT TO THE**  
**RULES AND REGULATIONS OF**  
**THE LOFTS AT WESTINGHOUSE CONDOMINIUM ASSOCIATION**

The undersigned, being at least a majority of the Board of Managers of The Lofts at Westinghouse Condominium Association (the "Condominium Association") whose Bylaws are dated December 23, 2009 and recorded with Suffolk Registry of Deeds in Book 45949, Page 149 (hereinafter referred to as the "Condominium Association"), on November 29, 2012 adopted the Pet Policy and Rules and Regulations attached hereto as additional Rules and Regulations of the Condominium Association.

Said Rules and Regulations shall be binding upon and enforceable against all Unit Owners and occupants of The Lofts at Westinghouse Condominium. These Rules and Regulations are in addition to any and all Rules and Regulations of the Condominium Association previously adopted and in force, which shall remain in full force and effect.

*(signatures on following page)*

*Westinghouse Condominium  
R Brown Partners  
39 Brighton Ave  
Boston, MA 02134*

BOARD OF MANAGERS OF THE  
LOFTS AT WESTINGHOUSE  
CONDOMINIUM ASSOCIATION

[Signature]  
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Pamela J. Ross  
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[Signature] G. SCALA  
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COMMONWEALTH OF MASSACHUSETTS

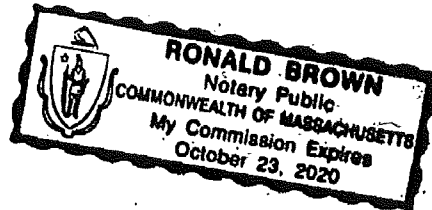
SUFFOLK, ss

On this 9<sup>th</sup> day of December, 2013, before me, the undersigned notary public, personally appeared Pamela Ross, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was my own personal knowledge of the identity of the signatory, to be the person whose name is signed above and acknowledged to me that signed it voluntarily for its stated purpose.

[Signature]

Notary public

My commission expires: 10/23/20

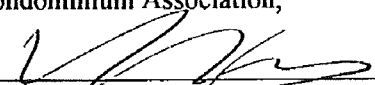


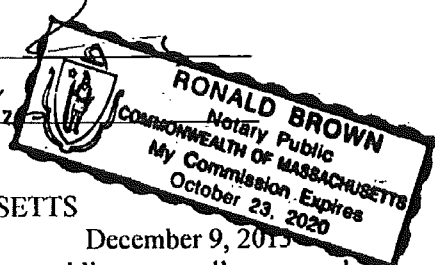
COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

December 9, 2013

On this 9th day of December 2013, before me, the undersigned notary public, personally appeared Mathew McKee, proved to me through satisfactory evidence of identification being: my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the forgoing to be signed by him voluntarily for its stated purpose, as a Manager of said The Lofts at Westinghouse Condominium Association,

  
Ronald Brown, Notary Public  
My Commission Expires: 10/23/20

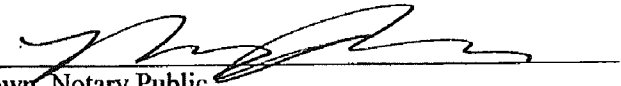


COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

December 9, 2013

On this 9th day of December, 2013, before me, the undersigned notary public, personally appeared George Scala, proved to me through satisfactory evidence of identification being: my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the forgoing to be signed by him voluntarily for its stated purpose, as a Manager of said The Lofts at Westinghouse Condominium Association,

  
Ronald Brown, Notary Public  
My Commission Expires: 10/23/20



The Lofts At Westinghouse Condominium Association  
c/o R Brown Partners  
39 Brighton Avenue  
Boston, MA 02134  
ronald@r-brownpartners.com

**THE LOFTS AT WESTINGHOUSE CONDOMINIUM****PET POLICY AND PROCEDURES**

Pursuant to the Master Deed of the Lofts At Westinghouse Condominium (the "Condominium"), and subject to conditions set forth below, ordinary domestic pets (a maximum of one dog or two cats or birds) may be kept by a Unit Owner, Tenant or Resident in a Unit. However, the Board of Managers (the "Board") of the Lofts at Westinghouse Condominium Association (the "Association") has the authority, in certain situations and in its discretion, to remove a pet from the Condominium if it interferes with the quiet enjoyment of other Unit Owners, Tenants or Residents because it is a nuisance or a danger. In order to achieve harmony in the Condominium the Board will strictly enforce the pet restrictions in the Condominium Documents. Following are the Pet Restrictions and Procedures:

**I. Pet Restrictions**

- (a) Pets shall be limited to dogs weighing no more than fifty (50) pounds, domestic cats, caged birds, such as parakeets, canaries and parrots and fish in aquariums with a capacity no greater than ten gallons.
- (b) Pets shall not exceed one (1) per dwelling unit with respect to dogs and shall not exceed two per dwelling unit with respect to all other pets (other than fish).
- (c) Pets shall not be kept and maintained for commercial purposes or for breeding.
- (d) Pets shall be subject to permanent removal from the Condominium upon ten (10) days written notice from the Board in the event any such pets cause or create a nuisance or unreasonable disturbance.
- (e) Pets shall be licensed and inoculated as required by law.
- (f) Pets are not permitted in any part of the Condominium (other than within the Unit of the owner thereof) unless in a cage or on a leash. Leashes may not exceed a length which will permit close control of the pet. Extending leashes must be fully retracted while within the Condominium building.
- (g) Any Unit Owner, Tenant or Resident keeping a pet or animal in violation of these provisions, or which causes any damage to or requires cleanup of any unit or the Common Elements, or which is offensive or creates any nuisance or unreasonable disturbance or noise, shall be personally liable for the cost and expense of such repair, clean up or elimination of such disturbance or noise.
- (h) All waste generated by pets in or on any portion of the Common Elements or in any unit must be immediately removed and properly disposed of through the use of a "pooper scooper" or other similar means by the pet owner. All waste generated by pets in or

on any portion of the Common Elements, or in any unit, must be disposed of in securely-contained and closed waterproof bags;

## **II. Pet Registration Procedures**

(a) All pets and service animals must be registered with Managing Agent of The Lofts at Westinghouse Condominium (R. Brown Partners) at move-in. A new pet must be registered by the Unit Owner, Tenant or Resident within seven (7) days of adoption or move-in. A one-time \$100 registration fee is required for any pet, provided, however, that dogs of existing Unit Owners and their existing lessees are "grandfathered" and will not be required to pay the one-time fee. The registration fee is waived for all service animals, with proper proof that the animal is a service animal. Failure to register a pet within 30 days of adoption or move-in may result in the imposition of a fine. It is the Unit Owner's responsibility to notify R. Brown Partners when a registered pet no longer resides in the unit.

(b) A pet may be kept in a unit ONLY after the Unit Owner AND the Tenant of the Unit Owner (in the case of a non-owner-occupied unit) have/has completed, signed and returned to R Brown Partners the Pet Registration Form and Indemnification signed by the Unit Owner and, where applicable, the Tenant of the Unit Owner, indemnifying the Condominium Association and holding it harmless from any loss, claim or liability of any kind or character arising from or related to the keeping or maintaining of such pet within the Condominium;

(c) A pet may be kept in a Unit ONLY after the Board of Managers has received an insurance certificate satisfactory to the Board from the Unit Owner AND from the Tenant or Resident (in the case of a non-owner-occupied unit) that the Unit, Unit Owner and the Tenant or Resident are insured in compliance with Section 10.3 of the Condominium By-Laws (Insurance to be Maintained by Unit Owners).

## **III. Enforcement Of The Pet Policies and Procedures**

Any Unit Owner, Tenant or Resident keeping or allowing a pet which (i) violates any of the requirements of the Pet Policy and Rules and Regulations, (ii) causes damage to or requires the clean-up of common areas, (iii) is offensive, or (iv) causes or creates any nuisance or unreasonable disturbance or noise shall be:

- 1) personally liable for the cost of the repair or such damage or cleaning or elimination of such disturbance, noise or nuisance; and
- 2) subject to a fine for each violation; pursuant to the Condominium's Fine Policy.

Additionally, the Board may require permanent removal of such pet from the Condominium.

Notwithstanding the foregoing, ordinary domestic pets shall be permitted if necessary for persons with disabilities, subject to Federal and State laws, ordinances, and regulations.

# Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 10/27/2014 10:00:08 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
86379	AMENDMENT		53613/236	10/21/2014	
<b>Property-Street Address and/or Description</b>					
<b>Grantors</b>					
LOFTS AT WESTINGHOUSE CONDOMINIUM ASSOCIATION, LOFTS AT WESTINGHOUSE CONDOMINIUM					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
45949/149 AGT 2010					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					