

EXHIBIT "E"

RULES AND REGULATIONS

EASTSIDE COMMONS CONDOMINIUM

1. No use shall be made of the Common Elements except as permitted by the Executive Committee. No uses shall be made of the Limited Common Elements except as permitted by the Declaration and these Rules and Regulations.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Executive Committee.
3. No Unit Owner other than Declarant shall place a "for sale" sign on or about their Unit, Limited Common Element or Common Element.
4. Except for window treatments governed by Rule 5 below, no Unit Owner shall place any signs or any other items of personal property visible from outside the Condominium in any windows of their Unit.
5. All window shades, blinds, shutters, curtains and interior window treatments of any kind shall be a pale color and shall not detract from the appearance of the Condominium.
6. No grills, fires, broilers, or other cooking apparatus of any type shall be utilized on the balconies.
7. Only exterior patio furniture designed for such purpose shall be used or located upon the balconies.
8. No flags, banners or hanging signs, or placards of any type shall be hung from or attached to the balconies. No bicycles, carts, boats or other sports equipment or like articles shall be stored, placed or kept on the balconies.
9. Garage doors shall remain closed at all times except when vehicles are entering or exiting the building.
10. Nothing shall be done or kept in the Common Elements or Limited Common Elements which will increase the rate of insurance of the Condominium, or contents thereof, applicable for residential use, without the prior written consent of the Executive Committee. No Unit Owner shall permit anything to be done, or kept in the Common Elements or Limited Common Elements which will result in the cancellation of insurance on the Condominium, or contents or portions thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements or Limited Common Elements.

11. Unit Owners shall not cause or permit any satellite dishes or CATV wiring or cables to be placed on any Condominium Unit or in the Common Elements or Limited Common Elements appurtenant to any Condominium Unit.
12. No offensive activity shall be carried on in the Common Elements or Limited Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, pets, lessees and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
13. Nothing shall be done in, or on to the Common Elements or limited Common Elements, which will impair the structural integrity of the Buildings or any Common Element or Limited Common Element or which would structurally change the Buildings or any Common Element or Limited Common Element without the prior written consent of the Executive Committee.
14. No clothes, clotheslines, sheets, blankets, laundry, or any other kind of other articles including flags shall be hung out of a Unit or exposed on any part of the Common Elements or Limited Common Elements. No pet runs or external leashes shall be erected or placed on any part of the Common Elements or Limited Common Elements. The Common Elements, Limited Common Elements and Unit shall be kept free and clear of all rubbish, debris and other unsightly materials.
15. All rubbish and trash shall be deposited into designated trash chutes and containers, and all collection containers will be stored within the Condominium trash rooms or other designated areas as determined by the Executive Committee.
16. Except in areas designated by the Executive Committee, there shall be no parking of motor vehicles, playing, lounging or parking of baby carriages or playpens, bicycles, wagons, toys, benches or chairs, on any part of the Common Elements.
17. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Executive Committee.
18. The Common Elements and Limited Common Elements including hallways and doorways facing Common Elements, garage areas, storage areas, balconies and doorways shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Executive Committee.
19. All Owner and their guests shall follow the posted rules for the fitness room, the mechanical or trash rooms and any other Common Elements.
20. No boats, trailers or trucks shall be kept or stored overnight in the Condominium, except for a small "panel body" or small pick-up truck, which is regularly used by the owner of the Unit. No maintenance or repairing of any kind or nature of automobiles shall take place within the Condominium, nor shall Driveways be used for any purpose other than to park motor vehicles,

without the prior written consent of the Executive Committee. Notwithstanding the foregoing, in cases of emergency, commercial vehicles may be parked within the Condominium. Unit Owners and their occupants shall not park more than two (2) motor vehicles within the Condominium, without the prior written consent of the Executive Committee. In no event shall any Unit Owner park a vehicle overnight at any outdoor space within the Condominium without the express written consent of the Executive Committee. Parking spaces used by Unit Owners may not be leased, conveyed or loaned to third parties.

21. If any keys are entrusted by a Unit Owner or occupant or by any member of Unit Owner's agent, servant, employee, licensees, lessee or visitor, to any employee of the Executive Committee, the property management company or the Condominium, whether for such Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Executive Committee shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

22. The use of the Common Elements and Limited Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility, and at the sole risk of the respective Unit Owners, and none of the Executive Committee, Association, the Declarant, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.

23. Each Unit Owner assumes responsibility for his/her own safety and that of his/her family, guests, agents, servants, employees, licensees and lessees (including responsibility for accidents occurring in walkways and driveways in such Unit Owner's Limited Common Element area).

24. Guns and weapons of any kind shall not be used on the Property.

25. Unit Owners shall be permitted to keep or maintain a maximum of one (1) small domestic pet not to exceed fifty (50 lbs.) pounds in weight, and all pets must be kept on a leash or otherwise restrained when on Common Elements. Each Owner shall assure that its pet's droppings are immediately removed from the Common Elements or Limited Common Elements. Each Unit Owner shall be liable for any costs incurred by the Condominium resulting from any damage caused by any Unit Owner's pet.

26. No signs of any type shall be placed or suffered to remain upon the Property, as provided in the Declaration.

27. No burning of rubbish or other offensive material shall be permitted in the Condominium.

28. No smoking of any tobacco products shall be permitted in any Common Element.

29. No plantings, other than in beds installed by the Declarant or the Association, shall be undertaken without the prior written approval of the Executive Committee.

30. The Declarant during the period of Declarant control of the Association reserves the right to modify the above Rule and Regulations and/or issue a waiver of same to individual Unit Owners in its sole discretion on a case by case basis.

31. All Unit Owners shall comply with applicable laws and ordinances.

32. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Executive Committee.

33. These Rules and Regulations may be amended from time to time as provided in the Declaration by the Executive Committee.

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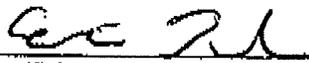
**FIRST AMENDMENT TO REGULATIONS OF
EASTSIDE COMMONS CONDOMINIUM, INC.**

Eastside Commons Condominium Association, Inc., a Rhode Island non-profit corporation, pursuant to the Declaration, By-laws, and Regulations of the Condominium dated October 18, 2005 and recorded in the office of the Recorder of Deeds, City of Providence, Rhode Island, on October 20, 2005 in Book 7633 at Page 179, by vote of the Executive Committee during a Regular Meeting of the Executive Committee, March 10, 2010, amends the Regulations and enacts an additional Regulation as follows:

“Regulation 25.1. A pet may be maintained in a Unit as long as it is not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable noise, crying, barking, scratching or hygienic offensiveness. All pets must be registered and inoculated by law. Pets are to be registered with the Association’s property manager, and evidence of inoculations is to be furnished to property management. Pets shall be kept under control at all times and shall not be permitted to run at large within the Common Elements (either interior or exterior). Pets shall not be left unattended on balconies. Tenants shall not be permitted to maintain pets in Units.”

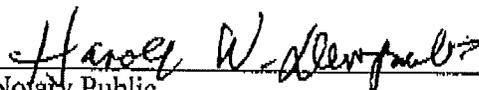
IN WITNESS WHEREOF, the undersigned have executed this First Amendment to the Regulations of Eastside Commons Condominium Association, Inc., as of March 10, 2010.

EASTSIDE COMMONS CONDOMINIUM
ASSOCIATION, INC.

By: 
Eric Tucker
Secretary

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In the City of Providence on the 25 day of April, 2010, before me personally appeared Eric Tucker, to me known and by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed, to be his free act and deed.


Notary Public
My Comm. expires Jan 16, 2012

With regard to the lease between Suresh Patel and Joana Baquero for unit 311S, Lessor is aware that Lessee has one small, well behaved dog that she intends to keep in the premises. The parties are aware of Regulation 25.1 of the condominium regulations. The Lessor is agreeable to allowing for the dog so long as it does not become a nuisance, or is required to be removed by the specific request of the condominium management.