

EXHIBIT C

320 PHILLIPS STREET CONDOMINIUM

RULES AND REGULATIONS

1. No use shall be made of the Common Elements except as permitted by the Executive Board.

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 Board.

3. Nothing shall be done or kept in the 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 Board. No Unit Owner shall permit anything to be done, or kept in the Common Elements which will result in the cancellation of insurance on the Condominium, or the contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, or exposed on or at any window.

5. Unit Owners will not be allowed to put their names on any building or common element except in the proper places provided for the use of the Unit occupied by the Unit Owners respectively.

6. No offensive activity shall be carried on in the 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 servants, employees, agents, visitors, lessees, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

7. Nothing shall be done in, or on to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings without the prior written consent of the Executive Board.

8. The Common Elements shall be kept free and clear of all rubbish, debris and other unsightly materials.

9. Except in areas designated by the Executive Board, there shall be no parking of motor vehicles, on any part of the

Common Elements, except that roads, parking areas and driveways may be used for their normal and intended purposes.

10. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Executive Board.

11. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Executive Board.

12. The agents of the Executive Board or the managing agent, and any contractor or workman authorized by the Executive Board of Trustees or the managing agent, may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in in case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.

13. If any key or keys are entrusted by a Unit Owner or occupant or by his agent, servant, employee, licensee, lessee or visitor, to an employee of the Executive Board, whether for such Unit or any 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 Board shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

14. The Executive Board, or its designated agent, may retain a pass key to each Unit.

15. The use of the 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 neither the Executive Board, the Declarant, nor their respective agents, servants, employees, successors or assigns, shall be responsible for same.

16. Each Unit Owner assumes responsibility for his own safety and that of his guests, agents, servants, employees, licensees and lessees.

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

18. These Rules and Regulations may be amended from time to time as provided in the Declaration.