

Cambridge Crossing Rules & Regulations for the Common Areas

Updated March 28, 2024

Cambridge Crossing (“CX”) is a private development of multiple parcels of land in East Cambridge, Somerville and Boston. CX includes a number of open space areas (“Common Areas”) which are available for the use and enjoyment of the public on a limited basis. These rules and regulations govern the limited use of the Common Areas. These rules and regulations do not apply to open spaces located on and within parcels not classified as “Common Areas,” which are subject to the rules and regulations enacted by the respective property owners of the parcels. A sketch plan of CX and its Common Areas is attached as Appendix A for reference.

The Common Areas include the “Open Space” areas, streets and Sidewalks (including parking areas and bike lanes) show on Appendix A and certain other facilities intended for public use and enjoyment, such as certain stairways, elevators, restrooms, lighting, park elements, bicycle racks, signage and art work. The Common Areas do not include certain open space areas, sidewalks, driveways, and other facilities located within the property lines of individual building parcels; which are subject to the rules and regulations of that property; see plan in Appendix A for details.

In his 1893 Report to the Metropolitan Parks Commission – the seminal document behind the creation of public open spaces in the Greater Boston area – Charles Eliot wrote: *“The life history of humanity has proved nothing more clearly than that crowded populations, if they would live in health and happiness, must have space for air, for light, for exercise, for rest, and for the peaceful enjoyment of nature which . . . is so wonderfully refreshing to the tired souls of townspeople.”* CX strives to continue this creation and maintenance of open spaces, and to ensure that the Common Areas provide the health, environmental, social and cultural benefits that all members of our community – regardless of color, age, gender, income level or ability – need and deserve. CX strives to make the Common Areas open, inclusive, and welcoming to all. While using the Common Areas, all persons shall treat all other users in a respectful, courteous, and non-discriminatory manner and in compliance with these rules and regulations.

The Common Areas are managed and maintained by DivcoWest Real Estate Asset Management, Inc. (“Management”) on behalf of the developer of CX. Management may be contacted via e-mail at management@cambridgecrossing.com or phone at [\(617\) 218-4900](tel:617-218-4900). For a more detailed description of CX and its Common Areas, please see Appendix A plan.

The following general activities are prohibited at all times within the Common Areas:

- Violations of federal, state or local law.
- Any activity that threatens the safety of others or constitutes a hazard to the safety of self or others.
- Any activity whose nature would tend to disrupt the legitimate use of the area.
- Any disregard of the notices, prohibitions or directions on any sign or notice posted by Management.
- Failure to comply with any reasonable direction regarding the use of the Common Areas given by an authorized representative of Management.
- Any activity for which the permission of Management is required unless such permission is obtained in writing and all terms and conditions of such permission have been or are being complied with.

In addition, the following rules & regulations apply to individuals and groups while using the Common Areas:

- 1) Hours.
 - a) Common Area "Open Space" areas are open 6:00 A.M. to 10:00 P.M. daily. No use after hours without written permission of Management.
 - b) Unless otherwise posted, the use of roadways, sidewalks, stairways and elevators to actively travel across or through any part or portion of the Common Areas is permitted at all hours.
- 2) Alcoholic Beverages.
 - a) Possession, consumption, or being under the influence of any alcoholic beverages is prohibited without permission of Management.
- 3) Drugs.
 - a) Possession, consumption, or being under the influence of illegal drugs or legal marijuana is prohibited.
- 4) Smoking.
 - a) Smoking, the use of tobacco products, and use of electronic cigarettes or vaporizers is allowed only in designated areas.
 - b) Cigarettes or cigars shall be fully extinguished and properly discarded and not dropped on the ground.
- 5) Open Flames.
 - a) Kindling, building, maintaining, or using a fire, including ground fires or contained fires (e.g., portable fire pits, propane heaters), is prohibited except in designated charcoal grills (see section "Picnic Grove, Grills")
 - b) Portable grills of all varieties are prohibited. Grilling is allowed only in designated charcoal grills (see section "Picnic Grove, Grills").
 - c) Lit matches or other burning substances shall be fully extinguished and properly discarded and not dropped on the ground.
- 6) Fireworks.
 - a) Possession or use of any firecrackers, fireworks, or other pyrotechnics is prohibited.
 - b) Possession or use of any smoke-generating, vapor-generating, or spark-generating devices is prohibited.
- 7) Weapons, Projectiles, Missiles.
 - a) Possession, handling or shooting of a weapon including but not limited to firearms, knives, bows & arrows, crossbows, explosives, air guns, BB guns, pellet guns, blowguns, rubber sling or other device for throwing missiles of any kind is prohibited.
 - b) Hurling, throwing, discharging, firing, or propelling by any means any projectile is prohibited. Under this rule, prohibited activities include but are not limited to golf activities and throwing or otherwise propelling stones, darts, knives, spears, and javelins. This rule does not apply to throwing balls, Frisbees, and other similar athletic objects.
 - c) Launching or discharging any type of rocket or missile is prohibited.
 - d) Operating any remote-controlled surface, water, aircraft devices, including aerial drones, is prohibited without permission from Management.

- 8) Temporary Structures, Camping.
 - a) Pitching a tent or canvass or erecting, placing or maintaining a structure, booth, stand or apparatus is prohibited without permission of Management.
 - b) Driving stakes, posts, poles or any other device or digging holes for the purpose of securing stakes, posts, poles or any other device for any reason, including to erect a tent, stage or other structure, is prohibited without permission of Management.
 - c) Overnight and day camping is prohibited.
 - d) Overnight stay, including within a vehicle, is prohibited.
 - e) Installing, affixing, tying, or hanging cables, lights, ropes, tethers, hammocks or any other equipment, fixture or device from trees, light poles, fences or other appurtenances is prohibited.
- 9) Gatherings, Events.
 - a) Weddings of any size or social events with greater than ten (10) persons, such as parties, picnics, or gatherings (collectively "Events"), are prohibited without permission of Management.
 - b) Permission for an Event may be requested by contacting Management. Management reserves the right to deny or rescind a prior approval of such a request at its sole discretion. Due to limitations of the Common Areas, not all requested Events will be permitted.
 - i) Those seeking permission for an Event will be provided an Event Request Form to complete with the details of the proposed Event. A rental rate will apply.
- 10) Demonstrations
 - a) Holding or sponsoring a demonstration is prohibited without permission of Management. "Demonstration" shall include but is not limited to demonstrating, picketing, speechmaking, preaching, marching, holding of vigils and all other like forms of conduct which involve the communication or expression of views or grievances engaged in by one or more persons, the conduct of which has the effect, intent or propensity to attract a substantial crowd of onlookers or participants.
- 11) Commercial Activities.
 - a) Commercial activity, including selling or offering for free or for sale any foodstuffs, drink, merchandise, goods, wares, products or amusements of any description, is prohibited without permission of Management.
 - b) Soliciting money or other contributions or donations or distributing commercial advertising or promotional material of any kind or offering samples of items is prohibited without permission of Management.
- 12) Amusement Activities.
 - a) Carnival rides, miniature trains, petting zoos, or water/splash rides are prohibited without the permission of Management.
 - b) Bringing in, erecting, or permitting a minor child in one's custody to bring in and/or erect any inflatable amusements, amusements requiring water, or any amusements requiring an independent power source is prohibited without the permission of Management.
- 13) Gambling.
 - a) Hosting or playing any game of chance or having possession of any instrument of gambling or game of hazard or chance is prohibited.

14) Postings, Advertising.

- a) Placing, posting or attaching, or directly or indirectly causing to be posted or attached in any manner, any handbill, poster, sign, symbol, banner, placard, device, advertisement or notice of any kind is prohibited without permission of Management.
 - i) The person, persons or organization responsible for causing the posting of any notice described herein will be liable for the cost of removal.
- b) Distributing free or for a price any printed matter is prohibited without permission of Management.
- c) Placing or carrying, or causing to be placed or carried, on a person, vehicle or otherwise, a showboard, placard or sign for the purpose of displaying or attracting attention to the same is prohibited without permission of Management.

15) Performances, Art, Recording.

- a) No person or group may perform without permission of Management. "Perform" includes but is not limited to the following activities: acting; singing; playing musical instruments; pantomime; juggling; magic; dancing; reading aloud in a manner intended to be heard by the public; reciting; puppetry; sidewalk art; creation of visual artworks that are demonstrated live in a large-scale performative manner.
- b) Erecting any type of permanent or temporary art is prohibited without permission of Management.
- c) Filming and photoshoots are prohibited without permission of Management.

16) Sports Activities.

- a) Organized sports, activities, clubs, groups, meet-ups, matches or youth/collegiate/adult athletics, including events, displays, clinics or classes whether for profit or non-profit, are prohibited without the permission of Management.
- b) Archery and golf activities are prohibited.
- c) The riding of bicycles, skateboards, rollerblades or other similar wheeled mechanisms is prohibited except on sidewalks, streets, roadways and pedestrian pathways for the purposes of personal transportation across and through the Common Areas. Performing, practicing, or attempting trick maneuvers is prohibited.

17) Bicycle Parking.

- a) Bicycles are permitted to park in, or be attached to, a bicycle rack, bicycle locker or other facility specifically intended for that purpose. Bicycles are prohibited from being parked against or attached to fire hydrants, railings, fence, benches, trees, trash receptacles or any sign pole, light pole or utility pole.
- b) Storage of personal items is not permitted in bicycle parking facilities, including bicycle lockers.
- c) Under no circumstances shall a bicycle obstruct the pedestrian path of travel or disability/handicap access ramps. A parked bicycle must leave at least thirty-six (36) inches of an obstruction-free path of travel.
- d) Bicycles shall not be parked longer than forty-eight (48) consecutive hours at the same location.
- e) No motorized vehicles shall be parked at or on a bicycle rack or other facility specifically designed and intended for bicycle parking.
- f) Use of bicycle parking facilities is at bicycle owner's own risk.
- g) Any bicycle found in violation of these provisions may be removed under the direction of Management at the full expense of the bicycle owner.
- h) To reclaim a bicycle that has been removed, contact Management within forty-eight (48) hours of removal. Bicycles are subject to disposal forty-eight (48) hours after removal.

18) Motor-Driven Vehicles.

- a) Driving, riding, wheeling or drawing any motorized vehicle across a sidewalk, pathway, or open space area (except on a roadway or driveway designed for the purpose of passage of vehicles) is prohibited without permission of Management. Equipment used to assist disabled persons is authorized.
 - i) Motorized personal transporters (also referred to as electric rideables, personal light electric vehicles, personal mobility devices, or micro-mobility devices), which include but are not limited to electric scooters, electric skateboards, self-balancing unicycles, hoverboards, and Segways are prohibited from operating in Common Areas except on streets and roadways as allowed by state and local law.
- b) No person shall operate a motor vehicle on streets and roadways at a speed greater than 20 miles per hour except where posted.
- c) Motor vehicles shall only be parked in designated parking areas. No person shall park in violation of a posted notice; on any grassy area; or during a city-declared snow emergency.
- d) Parking areas served by on-street electric vehicle charging stations are subject to posted time limits and are for use while a vehicle is actively charging only.
- e) On-street electric vehicle charging stations are available on a first-come, first-serve basis at then-current rates.
- f) Parking of motor vehicles on sidewalks or at bicycle racks is prohibited.
- g) Posted time limits in designated parking areas apply sitewide and per day. Changing spaces does not reset the time limit.
- h) Any vehicle found in violation of parking provisions may be removed under the direction of Management at the full expense, and at the risk, of the vehicle owner.
- i) Streets, roadways, parking areas, or other areas may be closed to motor vehicles and pedestrians at such times as determined by Management.
- j) Washing, cleaning, polishing, repairing (except in case of emergency) or performing maintenance upon any vehicle is prohibited.

19) Trash, Refuse.

- a) Littering is prohibited. All trash, litter or refuse must be placed in the provided trash and recycling receptacles.
- b) No dumping allowed.

20) Destructive Activities.

- a) Activities or behavior that cause or are likely to cause injury, defacement, destruction, vandalism, removal, or interference to trees, landscaping, hardscaping, furniture, fixtures or any other facility are prohibited.
- b) Digging, cutting, breaking, removing, painting, defacing or carrying away any sod, gravel, sand, turf, earth form, sign, structure, fence, railing, flower, plant, or tree is prohibited.

21) Disorderly Conduct, Indecency, Profanity.

- a) Disorderly conduct of any nature is prohibited.
- b) No person shall annoy another person or behave in a rude or disorderly manner, or use any offensive, indecent, profane, threatening, abusive, obscene or insulting language; or make a loud outcry; or perform any obscene or indecent act or gesture.
- c) Use of any area for changing clothing, other than an area designated for the purpose, is prohibited.

22) Obstruction, Interference.

- a) Standing, sauntering or loitering in such a manner as to obstruct, prevent, or endanger the free passage over by others or in a manner likely to cause an annoyance, disturbance, breach of the peace or incite to riot is prohibited.
- b) Interfering with any hydrants, drains, manholes, sprinklers, fountains, electrical equipment or other appurtenances is prohibited.
- c) Sitting, standing, lying or climbing on any object not intended for such purpose is prohibited.

23) Trees, Landscaping.

- a) Climbing a tree in any street or other Common Area or fastening or tying any animal, bicycle, moped, scooter, motorcycle, or any other form of conveyance to, or posting a bill upon, any such tree, or allowing any animal owned by a person or under a person's control to stand so near any such tree, that such tree may be gnawed or otherwise injured by such animal is prohibited.
- b) Entering any flower bed or cultivated area is prohibited.
- c) No person shall enter, walk, stand or lie upon the grass where such activities have been prohibited with legible notices and/or fences, walls, or barricades have been placed around such areas, nor suffer a dog or other animal belonging to the person or under the person's control to stand, walk, urinate/defecate, upon such areas.
- d) Placing any new monument, signage, plaque, marker, or landscaping materials is prohibited without permission of Management.

24) Waterbodies.

- a) Entering bodies of water, including for purposes of bathing, swimming, diving, boating, paddling, or ice skating, is prohibited.
- b) Fishing in and on bodies of water is prohibited.
- c) A dog or other animal belonging to a person or under a person's control is prohibited from entering bodies of water.
- d) Dumping or placing any materials, animals or organisms into or adjacent to bodies of water is prohibited.

25) Wildlife.

- a) Harassment of wildlife including hunting, setting traps or snares, disturbing any nests or hives, attempting to injure or capture any wild animal or bird, or taking the possession of any animal, bird, nest, or eggs not one's own is prohibited.
- b) Feeding or baiting of wildlife is prohibited.

26) Control of Pet Animals.

- a) All animals must be under tethered control within eight (8) feet of its owner at all times.
- b) All pet owners must clean up after their pets and dispose of bagged pet waste in a trash receptacle.
- c) All animals must be properly licensed and have current vaccinations and wear a collar and ID tag or any other legally-required accessory.
- d) Animals are prohibited from drinking from water fountains unless designed/intended for such animal use.
- e) Any animal making continuous, disturbing noise must be removed or silenced by its owner.
- f) Owners have responsibility for watching their animal's behavior. If an animal displays aggressive behavior or fights, the owner shall be responsible for immediately controlling or removing the animal from the area.
- g) Leaving any animal unattended or abandoning any animal is prohibited.

27) Noise Control.

- a) Without permission of Management, no person or group may cause or allow any sound that constitutes a noise disturbance. A noise disturbance means a sound which i) disturbs a reasonable person of normal sensitivities; and/or ii) is audible by person of normal hearing faculties at a distance of 25 feet or more from the source of the sound or noise. Any person who causes or allows a noise disturbance to occur creates a nuisance. The following acts are in violation of this article and are defined as nuisances:
 - i) Operating or playing a radio, television, phonograph, musical instrument, or similar device that reproduces or amplifies sound so it creates a noise disturbance.
 - ii) Operating or playing any self-contained, portable, handheld music or sound amplification or reproduction equipment so as to cause a noise disturbance.
 - iii) Operation of any public loudspeaker in a fixed position, moveable position, or mounted on a sound vehicle for the purpose of communication or sound reproduction or causes a noise disturbance.
- b) In all situations, the more restrictive of these provisions and the City of Cambridge "Noise Control" ordinance shall apply.

28) Picnic Grove.

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the area designated as "the Picnic Grove":

- a) No fuel-fired or electrical appliances or devices, including camp stoves and burners and electrical generators, may be utilized in the Picnic Grove.
- b) Common-Use Grills
 - i) The Picnic Grove is available for preparation of food, including grilling, for personal consumption. Six (6) permanently installed grills designated for public use (the "Common-Use Grills") are available on a first-come, first-served basis.
 - (1) Fires are prohibited except in existing Common-Use Grills using charcoal only.
 - (2) No fire shall be left unattended; and any fire must be completely extinguished prior to leaving the area. Management will provide a fire extinguisher as a requirement of use.
 - (3) No more than two (2) Common-Use Grills shall be used simultaneously by a single person or group.
 - (4) Common-Use Grills and surrounding area shall be cleaned after use. All belongings, foodstuff, trash, and unused charcoal must be removed from the Picnic Grove.
 - (5) Common-Use Grills shall only be used for the cooking of food on the provided surface with the use of appropriate utensils. Temporary or permanent modifications to the Common-Use Grills are prohibited.
 - ii) Use Procedure
 - (1) User must check in at the Security Desk in the lobby of 222 Jacobs Street and sign a waiver and acknowledgement of the rules and regulations related to the use of the Common-Use Grills. User must provide a photo ID to the Security Desk to hold while grills are being used.
 - (2) Security will provide a fire extinguisher and will unlock the requested Common-Use Grill(s) for use. A printed copy of the Cambridge Crossing Rules and Regulations can be provided upon request.
 - (3) Fire extinguisher should not be used unless required to extinguish a fire that has gotten out of control or poses a threat of damage or uncontrolled spreading.
 - (4) Users are responsible to provide their own grill tools, including a grill brush. No grill tools will be provided.

- (5) Users will be responsible to ensure that any charcoals and/or flames are completely extinguished at the end of their use. Ash and any extinguished unburned charcoal may be left in the grill.
 - (6) Common-Use Grill surfaces shall be cleaned at the end of use.
 - (7) Once use of Common-Use Grills has concluded, user must return the fire extinguisher to the Security Desk in the lobby of 222 Jacobs. The user's photo ID will be returned at this time.
 - (8) Improper use of the Common-Use Grills may result in suspension of ability to reserve and use Common-Use Grills in the future.
- c) Bocce Court
- i) The Picnic Grove includes a free-to-use bocce court (the "Bocce Court") available on a first-come, first-served basis.
 - (1) Bocce balls will be located adjacent to the bocce court in a container, seasonally and during daylight hours, unless due to inclement weather.
 - (2) Users should always consult with a physician prior to engaging in any exercise activity.
 - (3) Equipment use is at user's own risk. Users are personally liable for any injury or damage to equipment or other property that their use may cause.
 - (4) Children under the age of 13 must be supervised by an adult.
 - (5) Users must use equipment properly and follow any equipment directions carefully.
 - (6) Users must return bocce balls neatly to their container upon completion.
- d) OpenGym Kiosk at the Picnic Grove
- i) The Picnic Grove includes a free-to-use, self-service locker for fitness and recreational equipment (the "OpenGym Kiosk at the Picnic Grove") available on a first-come, first-served basis.
 - (1) Users should always consult with a physician prior to engaging in any exercise activity.
 - (2) Equipment use is at user's own risk. Users are personally liable for any injury or damage to equipment that their use may cause.
 - (3) Children under the age of 13 must be supervised by an adult.
 - (4) User is responsible for sanitization of equipment before and after use.
 - (5) Users must use equipment properly and follow any equipment directions carefully.
 - (6) OpenGym is an independent third-party vendor to Management.
 - (7) Users must immediately report any faulty or damaged equipment to OpenGym via the webapp, via email at admin@opengymcompany.com, via phone at 860-202-9891, or contact Management.
 - (8) Creating a profile with OpenGym allows access to any of OpenGym's network of kiosks. Visit the webapp for locations.
 - ii) Use Procedure
 - (1) Visit the webapp at app.opengymcompany.com on a mobile device.
 - (2) Create a profile. There is no fee for service but a credit card is required for any incidentals.
 - (3) Select the desired equipment for check out on a mobile device.
 - (4) The appropriate locker door will open and the equipment may be removed.
 - (5) After use, sanitize the equipment using provided spray and/or wipes and return to the same locker.
 - (6) In an emergency, call 9-1-1.

29) Child Street Plaza.

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the area designated as “Child Street Plaza”:

- a) The Dog Run at Child Street Plaza
 - i) Child Street Plaza includes an enclosed area for members of the public to let their dogs off leash (“the Dog Run at Child Street Plaza”)
 - (1) Use of this area is permitted daily from 6AM until 10PM only.
 - (2) Dogs are allowed off leash in fenced area only. All dogs must be leashed prior to entering and upon leaving the fenced area.
 - (3) All gates must be kept closed. Do not linger at the gates
 - (4) All dogs using this area must be vaccinated, healthy, and have a current City of Cambridge dog license.
 - (5) No glass containers or food are allowed inside the fenced area.
 - (6) Owner(s)/Keeper(s) must properly dispose of all waste left by their dog(s) in a designated receptacle.
 - (7) Owner(s)/Keeper(s) shall maintain effective verbal control and be inside the fenced area with their dog(s) at all times.
 - (8) Owner(s)/Keeper(s) shall leash their dog(s) and leave immediately if dog(s) become(s) aggressive, unruly, or barks excessively.
 - (9) Owner(s)/Keeper(s) and dog(s) use this area at their own risk. Owner(s)/Keeper(s) are personally liable for any damage or injury their dog(s) cause(s) or receive(s). In an emergency call 9-1-1.
 - 10) Management reserves the right to deny access to, or require the departure of, any owner(s)/keeper(s) and dog(s) in Management’s sole discretion.

30) Dawes Field.

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the area designated as “Dawes Field”:

- a) Artificial Turf Field
 - i) Dawes Field includes an artificial turf recreation field (the “Artificial Turf Field” or “ATF”) available on a first-come, first-served basis. The following are prohibited on the ATF surface:
 - (1) Animals whether on-leash or off-leash, including service animals, due to the potential for damage.
 - (2) Metal cleats, high heels, or spikes.
 - (3) Playing golf or other activity that could result in damage to the ATF surface.
 - (4) Eating, including gum or sunflower seeds, or drinking of any kind, with the exception of water.
 - (5) Smoking or carrying smoking devices.
 - (6) Riding or wheeling of bicycles, skateboards, rollerblades, or Motor-Driven Vehicles.
 - (7) Driving stakes, poles or penetration of other objects into the ATF surface.
 - (8) Placing of objects, including tables, chairs, tents, or other structures.
 - (9) Leaving debris or trash behind after use.
 - (10) Organized sports except with permission from Management.
- b) OpenGym Kiosk at Dawes Field

- i) Dawes Field includes a free-to-use, self-service locker for fitness and recreational equipment (the “OpenGym Kiosk at Dawes Field”) available on a first-come, first-served basis.
 - (1) See Section 27(c) “OpenGym Kiosk at the Picnic Grove”. All rules and regulations governing the OpenGym Kiosk at the Picnic Grove apply to the OpenGym Kiosk at Dawes Field.
- c) Outdoor Fitness Equipment
 - i) Dawes Field includes free-to-use outdoor fitness equipment (the “Outdoor Fitness Equipment”) available on a first-come, first-served basis including: a sit-up bench, a cardio walker machine, a leg extension machine, a vertical press machine, and a shoulder rotator machine.
 - (1) Users should always consult with a physician prior to engaging in any exercise activity.
 - (2) Equipment use is at user’s own risk. Users are personally liable for any injury or damage to equipment that their use may cause.
 - (3) Proper attire is required including closed toe athletic footwear.
 - (4) Children under the age of 13 must be supervised by an adult.
 - (5) User is responsible for sanitization of equipment before and after use.
 - (6) Users must use equipment for its intended purpose and follow equipment directions carefully.
 - (7) Users must share use of the equipment and be mindful of others waiting to use it.
 - (8) Users must immediately report any faulty or damaged equipment to Management.
- d) Misting Station
 - i) Dawes Field includes a misting station (the “Misting Station”) for individuals to use for cooling on a first-come, first-served basis during hot temperatures.
 - (1) Equipment use is at user’s own risk. Users are personally liable for any injury or damage to equipment that their use may cause.
 - (2) Misting Station is activated by pushing the silver button on the adjacent pedestal. Note: allow for a five (5) second delay in activation.
 - (3) Misting Station has a sensor that disables the system in windy conditions to prevent overspray.
 - (4) Users must use the equipment for its intended purpose only.
 - (5) Drinking or putting one’s mouth on the water nozzles is prohibited.
 - (6) Hanging, climbing, or swinging on the Misting Station is prohibited.

31) Alberta Scott Station Plaza

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the Alberta Scott Station Plaza (the “Station Plaza”).

- a) Community Board
 - i) The Community Board is a centralized location for all public postings located on the lower right-hand panel of the 12’ x 24’ wayfinding map that is affixed to 181 Morgan Avenue facing the Station Plaza and Lechmere Station.
 - (1) If interested in posting on the Community Board, please send the proposed posting along with the desired duration of the posting and any other details to Management. Management will review the posting and, if approved, will make every effort to post it on the Community Board within two (2) business days after approval.

- (2) Postings will remain on the Community Board for fourteen (14) calendar days unless otherwise agreed upon.
- (3) Per section 14, unauthorized postings are prohibited.

32) Kittie Knox Community Cycle Center

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the Kittie Knox Community Cycle Center (the "Cycle Center").

- a) The Cycle Center is publicly accessible and is located in the southwest corner of 181 Morgan Avenue on the first floor and is accessible from the Station Plaza adjacent to Lechmere Station. The facility includes the following amenities: One (1) ADA-accessible shower room, two (2) restrooms – including one (1) ADA-accessible restroom, three (3) changing rooms, a TransitScreen displaying real-time transportation information, two (2) first-come, first-served bicycle repair stands with tool sets, a common sink, day-use lockers, and a vending machine for commonly needed bicycle repair items. Bicyclists requiring repair assistance may use the wall-mounted intercom to connect to the bicycle repair shop within Recreational Equipment Inc. (REI) located immediately adjacent to the Cycle Center.
- b) The Cycle Center is patrolled daily by on-site security and monitored by security cameras and other security devices.
- c) The Cycle Center is open daily from 7AM to 9AM.
 - i) Users must keep the facility clean.
 - ii) Users must notify Management immediately of any faulty or damaged equipment, or if cleaning is needed.
 - iii) Users use facility at their own risk. Management assumes no responsibility for accident, injury, loss, or theft.
 - iv) Storage of personal belongings is not allowed except as permitted below in day-use lockers.
 - (1) Shower room, restrooms, changing rooms
 - (a) No undressing in the common space. The individual rooms must be used with the door closed.
 - (b) Maximum time for use of the shower room, restrooms, or changing rooms is 30 minutes.
 - (2) Bicycle repair stands
 - (a) Use repair equipment for its intended purpose and follow equipment directions carefully.
 - (3) Day-use lockers
 - (a) Personal belongings may be stored within lockers with door closed only.
 - (b) Wet, odorous, or soiled items are prohibited.
 - (c) Food and drink are prohibited.
 - (d) Items must be removed daily – Overnight storage is prohibited.
 - (e) Any locks left overnight are subject to being cut and removed. Management will not reimburse users for locks that are removed.
 - (f) Any items left overnight will be subject to removal and placed in the lost in found at the front desk of 222 Jacobs Street.
 - (g) Management assumes no responsibility for loss or theft.

33) Community Path

In addition to the foregoing, the following rules and regulations apply to individuals and groups while using the Cambridge Crossing section of the community path which runs along Morgan Avenue from the Gilmore Bridge to the east to the cul-de-sac to the west (the "Community Path").

- a) Yield to pedestrians.
- b) Stay to the right.
- c) Maintain a safe speed.
- d) Alert slower-moving traffic before passing.
- e) Observe all posted signage.

34) Penalties and Violations.

- a) Violations of these rules and regulations may make the person or organization in violation ineligible for future use of some or all the Common Areas. Peace officers and/or authorized representatives of Management are authorized to enforce these rules and regulations. Depending on the nature of the offense, action taken on behalf of CX for violations of these rules and regulations may include one or more of the following:
 - i) Asking to cease actions and/or immediately leave the Common Areas and advising persons who refuse to do so that they may be subject to arrest and prosecuted for trespass.
 - ii) In a case of actions of a minor, notification of parents or guardian.
 - iii) Suspension from the Common Areas for an extended period of time.
 - iv) Criminal and civil complaints as necessary which will include notification to the local authorities and prosecution and/or other legal remedies.

APPENDIX A SITE PLAN

This plan is for illustrative purposes and is intended to convey the general location of site, parcel, open space and other common area boundaries at Cambridge Crossing. This plan may change as work progresses. To request a legal description of particular parcels or boundaries, please contact management@cambridgecrossing.com.

- Boundary of CX Master Site Existing
- Buildings (incl. property lines) Open
- Open Space
- Sidewalks
- Construction Sites
- MBTA
- Neighboring Residential
- Community Path

