



2008 00194753

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**AMENDMENT TO THE DECLARATION OF TRUST AND BY-LAWS  
OF THE QUAIL RUN CONDOMINIUM TRUST**

This Amendment to the Declaration of Trust and By-Laws of the Quail Run Condominium Trust is made this 15<sup>TH</sup> day of DECEMBER, 2008, by the duly authorized Board of Trustees and not less than sixty-seven percent (67%) of the Beneficial Interest of all Unit Owners thereto for said Condominium Trust, created under a Master Deed and Declaration of Trust recorded with the Middlesex South Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, respectively.

The Declaration of Trust and By-Laws are hereby amended as follows:

- I. Article III, §3 of the Declaration of Trust is hereby amended by adding the following provisions:

The Trustees will provide reasonable notice to the Unit Owners of any vacancies on the Board of Trustees by posting notices on the mailbox bulletin board and by e-mail and in accordance with Paragraph 3 of this Amendment..

- II. Article VI, §13A of the Declaration of Trust is hereby amended by deleting the first sentence therein and replacing the same with the following:

The Board of Trustees shall meet monthly and at such meeting shall elect a Chairman and may elect a Treasurer and/or Secretary as hereinafter provided.

- III. Article VI, §13E of the Declaration of Trust is hereby amended by deleting the first sentence therein and substituting and replacing the same with the following:

There shall be an annual meeting of the Unit Owners, as designated by the Board of Trustees by written notice at least seven (7) days prior to the date so designated, at a reasonable place and time no earlier than the last week of October and no later than the third week of November.

**PERKINS & ANCTIL, P.C.**  
73 Princeton Street, Suite 306  
N. Chelmsford, MA 01863-1558

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IV. Article VI, §13 of the Declaration of Trust is hereby amended by adding the following §13F:

F. Term and Removal of Officers: The term for each officer elected hereunder is for a period of one (1) year until the following annual meeting. Any officer may be removed with or without cause by a majority of the number of Trustees in office.

V. Article VI, § 14 of the Declaration of Trust is hereby amended by adding the following to the end thereof:

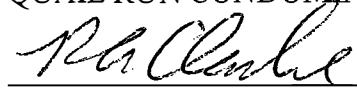
Notice may also be sent to any Unit owner, who consents in writing, at the address so designated, to accepting delivery by e-mail.

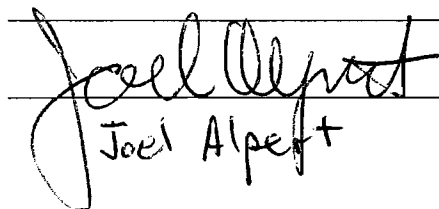
In all other respects, the Declaration of Trust and By-Laws of the Quail Run Condominium Trust are hereby ratified and affirmed.

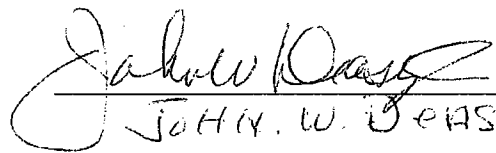
IN WITNESS WHEREOF the Board of Trustees has executed this instrument under seal this 15<sup>th</sup> day of December 2008 as follows:

The undersigned Board of Trustees, hereby being the duly authorized Board of Trustees of the Quail Run Condominium Trust, hereby certify that Unit Owners' signatures have been obtained totaling not less than sixty-seven percent (67%) of the Beneficial Interest of the Quail Run Condominium Trust and do hereby, by our signatures, certify, acknowledge and assent to the same.

BOARD OF TRUSTEES,  
QUAIL RUN CONDOMINIUM TRUST

  
\_\_\_\_\_  
RICHARD A. CRANE

  
\_\_\_\_\_  
Joel Alpert

  
\_\_\_\_\_  
JOHN W. DEASY JR



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**CERTIFICATE OF VOTE AND RESOLUTION OF THE BOARD OF TRUSTEES  
OF THE QUAIL RUN CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is entered into this 15<sup>th</sup> day of December, 2008 by the duly authorized Board of Trustees of the Quail Run Condominium Trust.

WHEREAS, the Quail Run Condominium Trust was created pursuant to a Master Deed and Declaration of Trust recorded with the Middlesex South District Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, respectively, as amended; and

WHEREAS, Article V, §1(e) and Article VI, §11 of the Declaration of Trust, as amended by an Instrument of Amendment recorded at Book 23079, Page 415 authorizes the Board of Trustees to adopt Rules and Regulations regarding the use of the Condominium and each Unit Owner's Unit and the establishment of fines.

NOW THEREFORE, the Board of Trustees of the Quail Run Condominium Trust, acting pursuant to the authority contained in Articles III and V of the Declaration of Trust and pursuant to a duly authorized meeting and quorum as set forth therein, do hereby amend the Administrative Rules and Regulations of the Quail Run Condominium Trust as follows:

I. The Board of Trustees hereby amends the Rules and Regulations recorded on December 7, 1989 at Book 20347, Page 079 by adding the following sentence at the end of Section 1 thereto:

An additional monthly charge of Fifty and 00/100 Dollars (\$50.00) will be assessed to any Unit Owners remaining overdue for two (2) months, with each month constituting a separate and independent offense thereto.

II. The Board of Trustees hereby amends the Rules and Regulations recorded on May 11, 1993 at Book 23169, Page 418 by deleting the first sentence Article VII, §2 in its entirety and placing the following in its stead:

**PERKINS & ANCTL, P.C.**  
73 Princeton Street, Suite 306  
N. Chelmsford, MA 01863-1558

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The account of any unit owner which remains unpaid for more than ten (10) days from the first day of the month may be referred for collection to an attorney chosen by the Trustees.

In all other respects, the Rules and Regulations of the Quail Run Condominium Trust are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Board of Trustees has set their respective hands and seals on the date and year first above written.

BOARD OF TRUSTEES,  
QUAIL RUN CONDOMINIUM TRUST

Richard A. Clarke  
Richard A. Clarke  
John W. Deasy  
John W. Deasy Jr.  
\_\_\_\_\_

Joel Alpert  
Joel Alpert  
\_\_\_\_\_

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COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss:

December 1, 2008

On this 1<sup>st</sup> day of December, 2008, before me, the undersigned notary public, personally appeared Richard Clarke, Joel Alpert, John W. Deasy, and \_\_\_\_\_, and \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as the duly authorized Board of Trustees of the Quail Run Condominium Trust.

Daniel Lang Musso  
Official signature and seal of notary

My Commission Expires: 12/14/2012

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:

Ligene C. Brune  
REGISTRAR

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

December 1, 2008

On this 1<sup>st</sup> day of December, 2008, before me, the undersigned notary public, personally appeared Richard Clarke, Joel Alpert, John W. Deasy Jr., \_\_\_\_\_ and \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was ~~Karen Samuel Knudsen~~ to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the duly authorized Board of Trustees of the Quail Run Condominium Trust.

David Lang Mussa  
Official signature and seal of notary

My Commission Expires: 12/14/2012

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:

Eugene C. Brune  
REGISTER