

Middlesex South Registry of Deeds  
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Middlesex South Registry of Deeds  
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Cambridge, MA 02141  
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[www.cambridgedeeds.com](http://www.cambridgedeeds.com)



**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 5<sup>th</sup> day of December, 2012 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 May 11, 1993 at Book 23169, Page 423, Para. VII.1 by adding the following sentences at the end of Section 1 thereto:

An additional monthly charge of Fifty and 00/1000 Dollars (\$50.00) will be assessed to any Unit Owner remaining overdue for two (2) months, with each month constituting a separate and independent offense thereto. No interest shall be assessed on any overdue amounts.

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 Clarke David Roberts  
Chairman Richard Clarke  
Susan Zeller-Kent  
D. E. Serieka  
Daniel E. Serieka

\*\*\*\*\*

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss:

December 5, 2012

On this 5<sup>th</sup> day of December, 2012, before me, the undersigned notary public, personally appeared Richard Clarke, Susan Zeller-Kent, Daniel E. Serieka David Roberts, and \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was oath or affirmation of a creditable witness, 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.

Nancy A. Mandino  
Official signature and seal of notary

My Commission Expires: 9-30-2016

