

**AMENDMENT TO THE MASTER DEED OF THE  
SUMMER VILLAGE CONDOMINIUM**

This Amendment to the Master Deed of the Summer Village Condominium is made this 1st day of October, 2020, by the Board of Trustees of the Summer Village Condominium with the consent in writing of the Summer Village Unit Owners entitled to not less than sixty-seven (67%) of the beneficial interest in the Summer Village Condominium Trust.

WHEREAS, The Summer Village Condominium (the "Condominium") was created under a Master Deed and Declaration of Trust dated April 10, 2007, and recorded with the Middlesex North District Registry of Deeds at Book 21133, Page 254, and 21134, Page 1, respectively.

WHEREAS, Article 11, Section 11.1 of the Master Deed provides that the Master Deed may be amended from time to time by the Trustees with the consent in writing of Summer Village Condominium Unit Owners entitled to not less than sixty-seven (67%) percent of the beneficial interest of the Summer Village Condominium Trust.

NOW THEREFORE, pursuant to power and authority set forth in Master Deed, is further amended as follows:

1. Article 11, Section 11.6 of the Master Deed shall be amended in its entirety and replaced with the following:

"Article 11, Section 11.6. Elections and Other Meetings. "The Board of Trustees shall have the sole right in any election and/or other meeting of the Trust to utilize electronic voting, secret ballots, proxies and/or any other form of technology to assist with these voting mechanisms."

2. Article 12, Section 12.6 of the Master Deed shall be deleted in its entirety and replaced with the following:

"Article 12, Section 12.6. Notices to Unit Owners. Unless otherwise required by applicable law or order of court, every notice to any Unit Owner required under the provisions hereof, or which may be deemed by the Trustee(s) necessary or desirable in connection with the administration of the Condominium or which may be ordered in any judicial proceeding, shall be deemed sufficient and binding if a written or printed copy of such notice shall be given by one or more of the Trustee(s) to such Unit Owner by leaving such notice, or mailing it postage prepaid addressed to such Unit Owner at his/her address at the Condominium, unless such Unit Owner has designated in writing to the Trustee(s) some other address for the receipt of notices. Such notice shall be given within such time period as herein, or by such court, required, and if there be no

specific period then at least seven (7) days prior to the date fixed for the happening of the matter, thing or event of which such notice is given. A waiver of any such notice, whether before or after the time related herein shall be deemed the equivalent thereof."

"The trustees may also utilize e-mail, or other forms of electronic technology to substitute providing notice as set forth in the Master Deed and/or Declaration of Trust."

The voting period for the above provisions shall be for a period of sixty (60) days after the date of the Special Meeting, if a continuance is necessary to secure votes and record this document in the registry of deeds.

IN WITNESS WHEREOF, the undersigned Trustees of the Summer Village Condominium Trust hereby certify that the Unit Owners holding no less than sixty-seven (67%) of the beneficial interest in the Trust have voted to adopt this amendment to the Master Deed.

BOARD OF TRUSTEES,  
SUMMER VILLAGE CONDOMINIUM TRUST,

Larry Harrington  
Larry Harrington, Chair  
Board of Trustees

Roslyn LeRette  
Roslyn LeRette, Member  
Board of Trustees

Karen DeWeese  
Karen DeWeese, Member  
Board of Trustees

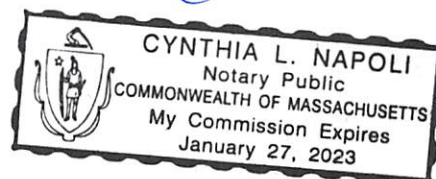
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 5, 2020

On this 5<sup>th</sup> day of October, 2020, the undersigned notary public, attests to the signature of Rosalyn LeRette, known to me by satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as a member of the duly authorized Board of Trustees of the Summer Village Condominium Trust Association.

Cynthia L. Napoli  
Official Signature and Seal of Notary  
My Commission Expires Jan 27, 2023



**HAWAII ALL-PURPOSE ACKNOWLEDGMENT**

**H.R.S 502-41(6)**

State of Hawaii

County of HONOLULU

} ss.

On this 2<sup>nd</sup> day of OCTOBER, 2020, in the FIRST Circuit Court, State of Hawaii,  
Day Month Year Name of Circuit

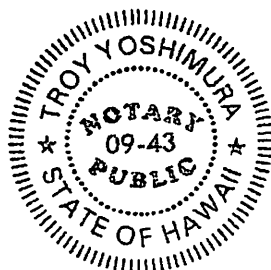
before me personally appeared LAWRENCE HARRINGTON (,) (and  
Name of Signer 1

N/A (,) to me personally known or proved  
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say  
that such person(s) executed the foregoing instrument identified or described as  
AMENDMENT TO THE DECLARATION OF TRUST OF THE  
SHARAK VILLAGE CONDOMINIUM as the free act and deed of such person(s),  
Type of Document

and if applicable, in the capacity shown having been duly authorized to execute such instrument  
in such capacity. The foregoing instrument is dated UNDATED and  
Date of Document

contained 1 pages at the time of this acknowledgment/certification.  
No. of Pages



Place Notary Seal or Stamp Above

**Troy Yoshimura**

Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 02/08/2021

Signature of Notary Public

Clear/Reset

WELLS  
FARGO

# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

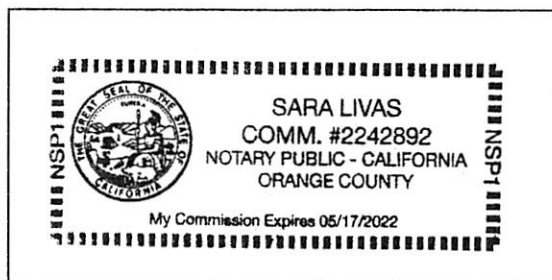
County of Orange

On 10/01/2020 before me, Sara Livas, Notary Public (here insert name and title of the officer),

personally appeared KAREN DEWEESE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand  
and official seal.

Signature \_\_\_\_\_

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document AMENDMENT TO THE DECLARATION OF TRUST OF THE THE SUMMER VILLAGE C

Document Date \_\_\_\_\_ Number of Pages 7

Signer(s) Other Than Named Above \_\_\_\_\_

Account Number (if applicable) \_\_\_\_\_



F001-000DSG5350CA-01

# Middlesex North Registry of Deeds

## Electronically Recorded Document

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### Recording Information

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Recording Fee	: \$105.00

**Middlesex North Registry of Deeds**  
**Richard P. Howe Jr., Register**  
360 Gorham Street  
Lowell, Massachusetts 01852  
978/322-9000  
[www.lowelldeeds.com](http://www.lowelldeeds.com)