

Middlesex North Registry of Deeds

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Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

CERTIFICATE OF VOTE AND RESOLUTION OF THE
BOARD OF TRUSTEES OF THE COURTYARD CONDOMINIUM TRUST

This Certificate of Vote and Resolution is entered this 11th day of February, 2021, by the Board of Trustees of the Courtyard Condominium Association.

✓ WHEREAS, the Courtyard Condominium Trust was established by the recording of a Master Deed and By-laws with the Middlesex North District Registry of Deeds in Book 5404, Page 311, Page 5404, Page 001, respectively; and

WHEREAS, Article V, §5.12 and Article V, § 5.1.6 of the Declaration of Trust authorizes the Board of Trustees, from time to time, to adopt, amend, and rescind Administrative Rules and Regulations governing the details of the operation and use of the common areas and facilities and such restrictions on and requirements respecting the use and maintenance of the units and the use of the common areas and facilities; and

WHEREAS, the Rules and Regulations of the Courtyard Condominium Association were amended by the adoption of an Insurance Resolution dated March 27, 2008, at Book 22073, Page 265; and

WHEREAS, the Board of Trustees wish to change the amount of the insurance policy deductible, per claim, per incident.

NOW THEREFORE, the Board of Trustees of the Courtyard Condominium, acting pursuant to the authority contained in Article III and Article 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 Courtyard Condominium Association as follows:

Paragraph 2 of the Insurance Resolution hereby modified by deleting the language which reads "... the Trustees shall obtain a proper insurance policy with a deductible of no more than \$10,000, per claim, per incident." And replacing it with "... the Trustees shall obtain a proper insurance policy with a deductible of no more than \$25,000, per claim, per incident." - 2 - 2. Except as expressly set forth herein, the Rules and Regulations as previously amended, is hereby ratified and affirmed. [Signatures Appear on the Following Page(s)]

Executed under seal this 11th day of February, 2021.

BOARD OF TRUSTEES – COURTYARD CONDOMINIUM

Brenda G Remington
Print Name: Brenda G. Remington Print Name: _____

Carol Moore
Print Name: Carol Moore Print Name: _____

Nebia Yonas
Print Name: Nebia Yonas Print Name: _____

Jason McMahon
Print Name: Jason McMahon

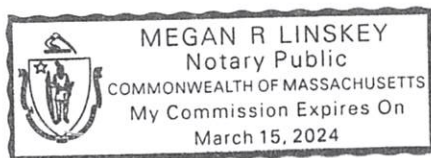
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: Feb. 11, 2021

On this 11th day of February, 2021, before me, the undersigned notary public,

Personal appeared, Brenda Remington, Carol Moore, Nebia Yonas,
Jason McMahon, _____,

_____ proved to me through satisfactory evidence of identification, which was/were personally known to be the person(s) whose name(s) appear(s) on the preceding or attached document, and acknowledged to me that he/they signed it voluntarily, for its stated purpose, as (a) duly authorized member(s) of the Board of the Courtyard Condominium.



Megan R Linskey
Official Signature and Seal of Notary Public
My Commission Expires: _____

