

# Middlesex North Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

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| Doc#                                                                                                   | Document Type | Town | Book/Page | File Date  | Consideration |
|--------------------------------------------------------------------------------------------------------|---------------|------|-----------|------------|---------------|
| 42240                                                                                                  | AMENDMENT     |      | 07157/168 | 07/14/1994 | 0.00          |
| <b>Property-Street Address and/or Description</b>                                                      |               |      |           |            |               |
| OF RULES & REGULATIONS OF SD COND                                                                      |               |      |           |            |               |
| <b>Grantors</b>                                                                                        |               |      |           |            |               |
| COURTYARD CONDOMINIUM ASSOCIATION, MICHAUD ROBERT J TR, COURTYARD CONDOMINIUM TRUST TR, MICHAUD ROBERT |               |      |           |            |               |
| <b>Grantees</b>                                                                                        |               |      |           |            |               |
| <b>References-Book/Pg Description Recorded Year</b>                                                    |               |      |           |            |               |
| <b>Registered Land Certificate(s)-Cert# Book/Pg</b>                                                    |               |      |           |            |               |

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

This Resolution is made this 17th day of May, 1994 by the Board of Trustees of The Courtyard Condominium Association.

WHEREAS, Article V, §5.12 and Article V, §5.1.6 authorizes the Board of Trustees to adopt Rules and Regulations regarding the use of the Condominium and each unit owner's unit; and

WHEREAS, Article V, §5.12 authorizes the Trustees to levy reasonable fines against unit owners for such violations of the Condominium Documents with each day that a violation continues constituting a separate violation; and

WHEREAS, the Board of Trustees of The Courtyard Condominium Association desire to create reasonable Rules and Regulations regarding the administration of parking upon the premises as defined in the Trust as well as the enforcement of the Condominium Documents and to create fines thereto.

NOW THEREFORE, the Trustees of The Courtyard Condominium Association acting pursuant to the authorities contained in Article V of the Trust and pursuant to a duly authorized meeting and quorum as set forth in Article III of said Trust, do hereby amend the Administrative Rules and Regulations for The Courtyard Condominium Association as follows:

I. Administrative Rule Number 8 is hereby amended as follows:

**PARKING SPACES:** Owners and their tenants shall be responsible to see that neither they nor their guest(s) interfere with the rights of other owners and their tenants to appropriate use of parking spaces.

**VEHICLE REPAIR:** Repairing or servicing of vehicles within the parking area is prohibited.

**WASHING OF VEHICLES:** Washing of vehicles in the parking lot or on grass areas with a hose or a similar device is prohibited.

**VEHICLE REGISTRATION:** All vehicles parked on the premises must comply with all state motor vehicle registration laws and insurance requirements and be in operational capability at all times.

**FIRE LANES:** Vehicles will not be parked in designated fire lanes. Vehicles parked in these areas are subject to towing and fines. This area is subject to enforcement by the Chelmsford Police Department in accordance with the Town of Chelmsford Ordinances.

**SPEED LIMIT:** 10 MPH speed limit.

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**HANDICAPPED PARKING:** Handicapped parking spaces are for the exclusive use of persons displaying State issued Handicapped Registration plates or designation tags. Unauthorized parking of motor vehicles in these areas will be subject to towing and fines. These areas are subject to enforcement by the Chelmsford Police Department.

**NO PARKING ZONES:** Parking in No Parking Zones is prohibited. Vehicles parked in these areas will be subject to fines and towing.

**MAIL PICK-UP PARKING:** Two parking spaces by the clubhouse have been designated for temporary parking for the sole purpose of picking up mail by residents from mailboxes within the clubhouse.

DULY RECORDED IN THE BOOK OF MINUTES

THIS 17TH DAY OF MAY 1994

ATTESTED:

A handwritten signature in cursive script, appearing to read "Robert J. Michael".

CHAIRMAN

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COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss. 5/17, 1994

Then personally appeared the above-named Robert Michaud as Trustee of The Courtyard Condominium Trust and acknowledged the foregoing instrument to be his free act and deed, before me.

Marilyn Carota  
Notary Public

My Commission Expires 9/29/2000