

**SKAKET LANDING CONDOMINIUM TRUST
AMENDMENT TO THE DECLARATION OF TRUST**

Reference is hereby made to that certain Declaration of Trust dated September 15, 1983, and recorded with the Barnstable County Registry of Deeds in Book 3869, Page 127, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Skaket Landing Condominium Trust, the organization of Unit Owners of the Skaket Landing Condominium, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated September 15, 1983, and recorded with the Barnstable County Registry of Deeds in Book 3869, Page 114.

WHEREAS, the Unit Owners entitled to at least sixty-seven percent (67%) in number and in common interest desire to amend said Trust as provided for in Article XII thereof.

WHEREAS the written consent of the holders of all mortgages on Units have consented hereto, in writing or as otherwise provided for under said Chapter 183A, Section 23.

NOW THEREFORE said Declaration of Trust is hereby amended in accordance with the provisions of Article XII as follows:

- 1) Amend Article III, Section 1 by inserting at the end thereof the following:

“All Trustees must be Unit Owners or spouses of Unit Owners and in such case as title to a Unit is held by a fiduciary, the Trustee may use the fiduciary or beneficiary, or in the case of a Unit owned by a corporation, an officer or director; provided, however, that no such person shall be eligible to stand for election or serve as Trustee if said Unit Owner is not in good standing with the Condominium Trust. To be in good standing, a Unit Owner must be current (zero balance) in the payment of all common expenses and other charges assessed to the Unit at least thirty (30) days prior to an annual or special meeting, must not be in violation of any provision, restriction, rule or regulation of the Condominium and must not be engaged in litigation with the Condominium Trust or any of the individuals serving on the Board of Trustees with regard to matters pertaining to the Condominium Trust.”

- 2) Amend Article V, Section 5.B by deleting the first sentence thereof and inserting in its place the following new first sentence:

“There shall be an annual meeting of the Unit Owners during the fourth (4th) quarter of each year, with the exact date, time and location of the meeting determined by the Trustees, and notice of such date, time and location of the meeting must be provided by the Trustees to the unit owners at least fourteen (14) days prior to the date so designated.”

- 3) Further amend said Article V, Section 5.B by adding the following to the end thereof:

“A quorum is necessary for the conduct of business at meetings of the Unit Owners, and the quorum shall equal representation of thirty-three percent (33%) of the Units either in person or by proxy.”

- 4) Amend Article VIII, Section 1(b) by deleting the words “three (3) months” and inserting in place thereof the words “twelve (12) months”.

- 5) Amend Article XII by deleting the words “sixty-seven (67%)” in all places they may appear in said Article XII and insert in place thereof the words “fifty-one (51%)” in all such places.

[SIGNATURES APPEAR ON NEXT PAGE.]

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Skaket Landing Condominium Trust having first received the vote of the Unit Owners entitled to at least sixty-seven percent (67%) in number and in common interest, and the consent of holders of all mortgages on Units in the manner recited above in this Amendment, have set our hands and seals this 1st day of August, 2019.

Brian Richardson
Brian Richardson, Trustee

Thaddeus Osetek
Thaddeus Osetek, Trustee

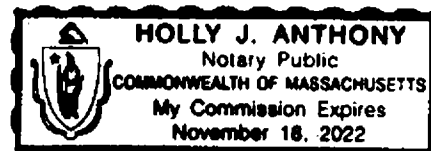
Mary Kirk
Mary Kirk, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 1st day of August, 2019, before me, the undersigned notary public, personally appeared Brian Richardson proved to me through satisfactory evidence of identification, being personal knowledge to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Skaket Landing Condominium Trust.

Holly J. Anthony
Notary Public
My Commission Expires: _____

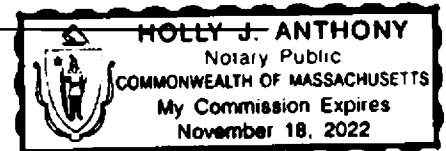


COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 1st day of August, 2019, before me, the undersigned notary public, personally appeared Thaddeus Osetek proved to me through satisfactory evidence of identification, being personal knowledge to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Skaket Landing Condominium Trust.

Holly J. Anthony
 Notary Public
 My Commission Expires: _____



COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 1st day of August, 2019, before me, the undersigned notary public, personally appeared Mary Kirk proved to me through satisfactory evidence of identification, being personal knowledge to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Skaket Landing Condominium Trust.

Holly J. Anthony
 Notary Public
 My Commission Expires: _____

