



THE COURTYARD CONDOMINIUM
500 West Street, Amherst, MA 01002

AMENDMENT TO MASTER DEED AND DECLARATION OF TRUST OF
THE COURTYARD CONDOMINIUMS

The undersigned being 67% of the percentage interest of all Unit owners, and 100% of all Trustees of The Courtyard Condominiums vote to:

1. Amend Master Deed dated April 13, 1987 and recorded in Book 2960, Page 270 of the Hampshire County Registry of Deeds of Courtyard Condominium as follows:
 - (1) Amend Article XIII(c) of the Master Deed by deleting the current language and replacing it with the following:

Notwithstanding any other provision of this Master Deed or the Declaration of Trust and By-Laws to the contrary, no Condominium Unit shall be let, rented, leased, licensed, subleased, sublet, assigned or otherwise used or occupied by any person other than the Owner(s) of record thereof except in accordance with the provisions of this Article XIII(c).

1) No more than three (3) Units in the Condominium in total shall, at any given time, be rented, let, leased or licensed for use or occupancy by others than the Owner(s) thereof. Notwithstanding the foregoing limit, the Board may, in the Board's sole and absolute discretion, approve additional Units for lease in the event of an extreme hardship shown by the owner of a Unit by written application to the Board.

2) No Unit may be rented without the prior written consent of the Board, which shall grant its consent on a "first-come/first-served" basis to Unit Owner(s) making written application thereof where, at the time or reference, the subject Unit may be rented without violating the limit set out above. A Unit Owner shall have thirty (30) days from receipt of the Board's written approval of the rental application to execute the approved lease and provide the Unit to the tenant for occupancy. If a lease is not executed, or if the tenant does not take occupancy of the Unit, within said thirty (30) days, then the Board may revoke its approval of the rental application by providing written notice to the Unit Owner.

3) Each Unit Owner of record who holds title to his or her Unit when this Amendment is recorded with the Registry of Deeds shall be entitled to "grandfathered" status hereunder and may continue to rent or lease his or her Unit(s) without regard to the limitation on the number of Units under lease at the Condominium for so long as said Unit Owner holds record title to the Unit(s). Notwithstanding the foregoing, except as to the limitation on the number of Units which may be leased at any given time, all leases associated with "grandfathered" Units shall nevertheless comply with the terms and conditions set forth herein. Grandfathered status herein shall not apply to any Unit Owner who acquires title to a Unit after the date on which the Amendment is recorded. Note that leases in existence at the time of this Amendment properly continued hereunder shall be counted for the purposes of the limitation on the number of Units that may be leased as set forth above. Accordingly, to the extent that current leases which are authorized to remain in effect

pursuant to the provisions hereof continue, there shall be no new leases authorized until such time as less than three (3) Units are then leased.

4) No Unit shall be leased on a short term, hotel style basis (e.g. AirBnB, HomeAway, Roomorama, VRBO, etc.).

5) Any lease authorized hereunder shall also comply with the following conditions: (A) the lease is in writing; (B) the lease is for not less than the entire unit; (C) the lease is not for transient or hotel purposes; (D) the term of any such lease is no less than thirty (30) days; (E) such lease is specifically made subject to the provisions of this Master Deed, the Condominium Trust, and by-laws and all the rules and regulations issued thereunder and provides that any failure to comply with the terms of such documents shall be a default thereunder; and (F) such lessee executes a written agreement directly with the Trustees of the Condominium Trust under which he or she specifically agrees to observe and be bound by the Master Deed, the Condominium Trust, and by-laws and all the rules and regulations issued thereunder.

6) Before any Unit may be rented in accordance with the terms hereof, an application for approval of tenants must be filed with the Management Company on forms provided by the Management Company together with a copy of the then-current Rules and Regulations signed by the proposed tenants. There will be a penalty, in an amount to be determined by the Board from time to time, assessed against any Unit owner who fails to comply with this Rule.

7) The execution of any lease, rental agreement, sublease, assignment and/or license agreement, and the rental of any Unit without strict compliance with this Article XIII(c) shall render said lease voidable and subject the Unit Owner to the fines set forth in the Condominium documents with each day constituting a separate and independent offense.

8) The provisions of this XIII(c) and any Rules and Regulations adopted pursuant hereto shall take precedence over any other section in any lease or occupancy agreement.

9) Notwithstanding anything to the contrary herein, and notwithstanding any custom, law, or usage to the contrary, it is expressly understood and agreed that the Board, and/or its agents, servants, and/or employees shall not bear any personal or individual responsibility with respect to said lease or occupancy agreement.

10) Any failure by the tenant to comply in all respects with the provisions of the Condominium Documents shall constitute a material default of the lease, and in the event of such default, the Board shall have the following right and remedies against both the Unit Owner and tenant, in addition to all other rights and remedies which the Board and Unit Owners (other than the owner of the affected Unit) have or may in the future have, against both the owner of the affected Unit and the tenant, all rights and remedies of the Board and the Unit Owners (other than the owner of the affected Unit) being deemed at all times to be cumulative and not exclusive: (A) The Board shall have the right to levy fines against the Unit Owner and tenant of the affected Unit in accordance with the provisions of the Condominium Documents. Further, the Board shall have any and all other rights under the Condominium Documents, at law and/or under the Rules and

Regulations as they may be amended, including, but not limited to, bringing actions in the applicable Court to require the Unit Owner to commence an eviction action, to bring an eviction action in place of the Unit Owner, and/or to seek an injunction prohibiting any conduct which violates the above; (B) All of the expenses of the Board in giving notices and maintaining and pursuing actions and holding hearings hereto shall be entirely at the expense of the Unit Owner of the affected Unit, and such costs and expenses may be enforced and collected against the Unit Owner and Unit as if the same were common expenses owed by the Unit or Unit Owner and shall constitute and be a lien upon the premises pursuant to M.G.L. c. 183A and subject to the rights and enforcement and remedies thereto.

11) The Unit Owner, at his or her sole cost and expense, shall make a full, accurate and complete set of the Condominium Documents available to all prospective tenants.

12) Notwithstanding anything to the contrary herein, no part of the Condominium Documents now or hereafter adopted or promulgated (including but not limited to the provisions of this Article XIII(c)) shall ever be deemed to prevent, restrict, discourage, or hinder, in fact, in any manner whatsoever the alienation, conveyance, mortgage, purchase, sale, rental, lease, license, use or occupancy of Units or any negotiations in connection therewith because of race, religion, creed, color, national origin, sex, sexual orientation, age, ancestry, marital status, status as a veteran or member of the armed services, or any ethnic group, blindness, or by any reason of the fact that children will occupy such Unit, receipt of public assistance, or, in addition to the foregoing, by any reason whatsoever prohibited by any federal, state, county or municipal law.

13) The Board shall have the right to immediately request the eviction of a tenant who takes possession of a Unit without complying with or in violation of this Article XIII(c). Any purported lease of a Unit in violation of this Article XIII(c) shall be voidable at the election of the Board of Trustees. The Unit Owner shall be liable to the Association for any cost or expense involved therein, including, but not limited to, fines (in an amount as determined by the Board), reasonable attorney's fees, court costs and all other costs."

(2) A new Article XIII(j) is hereby added to the Master Deed and shall read as follows:

" 1) Effective immediately upon the recording of this amendment with the Hampshire County Registry of Deeds, there shall be no smoking anywhere on the Condominium property including, but not limited to, individual units, indoor and outdoor exclusive use areas, and indoor and outdoor common areas. No unit owner shall smoke, or permit smoking by any occupant, agent, tenant, invitee, guest, friend or family member anywhere on the Condominium property.

2) Smoking shall be defined for the purpose of this provision as the inhaling, exhaling, breathing, carrying or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco, marijuana or other similar heated, smoldering or lit product. Any violation of this provision shall subject the Unit Owner to a fine in the amount of Fifty and 00/100 Dollars (\$50.00) per occurrence, with each occurrence constituting a separate and independent offense. The Board shall also have the right to enjoin, abate or remedy any violation of this provision by appropriate legal proceeding,

including seeking injunctive relief, and the expense of any such proceeding (including reasonable attorneys' fees) shall constitute a common charge against the unit. In addition, if the violation is being perpetrated by a tenant of the unit, the Board shall have the right to request the removal of such tenant from the unit in violation of this provision.

3) In addition to any and all fines imposed hereunder, the failure to pay these amounts shall constitute a separate and independent fine which shall subject the Unit Owner to any and all damages hereunder, including late fees. All remedies hereunder shall be cumulative. This provision shall apply to all persons including unit owners, occupants, residents, tenants, guests, invitees or visitors.

4) Each Unit Owner of record who holds title to his or her Unit when this Amendment is recorded with the Registry of Deeds shall be entitled to "grandfathered" status hereunder and may continue to smoke in his or her Unit(s) for so long as said Unit Owner holds record title to the Unit(s), provided however that no smoke or odor enter another Unit or Common Area. Grandfathered status herein shall not apply to any Unit Owner who acquires title to a Unit after the date on which the Amendment is recorded.

5) In the event that any part of this provision shall be determined to be invalid or unenforceable, it shall be interpreted and construed so as to be enforceable as to the extent and in such situations as may be permitted by applicable law and in any event, the partial or total enforceability of such part shall not effect in any manner, the validity, enforceability or effect of the remainder of this provision.

2. Together with this amendment, the Unit Owners and Board also adopt the rules and regulations annexed hereto as Exhibit A.
3. This amendment shall not adversely affect the security of a first mortgage on a Unit in any manner as of the date of the recording of this document. However, any party that takes title to a Unit through a foreclosure sale duly conducted by a first mortgagee as of the date of this recording of this instrument shall be bound by the terms and conditions of this amendment.
4. Except as expressly set forth herein, the provisions of the Master Deed, as previously amended, is hereby ratified and affirmed.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

The Courtyard Condominium Trust Amendment of Rules and Regulations, Adopted Per Declaration of Trust By-Laws-V Section D Updated 8/24/2022

I. Use of Unit

1. No unit owner or resident shall do (or permit to be done) anything in or about his or her unit that will interfere with the rights, comfort, or convenience of other residents; it being the intent that The Courtyard Condominium shall be a residential community where all residents shall live in a peaceful and tranquil environment.
2. No business, commercial, or professional activities shall be conducted on any part of the Condominium property except in accordance with Section XIII of the Master Deed; and no sign, notice or advertisement shall be displayed on or at any window or other visible part of the unit unless approved in writing by the Trustees.
3. Each unit owner or resident shall keep his or her unit and garage(s) in good state of repair and cleanliness, including keeping dryer ducts and booster fans clean of lint to minimize risk of fire. No storage will be permitted in any unit and garages in such a manner as to permit the spread or encouragement of fire and vermin.
4. No unit owner or resident shall keep in his or her unit or garage any inflammable, combustible, toxic or explosive material. No owner or resident shall cook with any gas or electric grills on any deck, balcony, terrace or inside garage. Unit owners and residents shall comply with the Town of Amherst and State of Massachusetts Fire Department Codes. Specifically, the Town of Amherst prohibits any cooking on gas or charcoal grills within 10 feet of buildings. Further, any such cooking devices shall not be stored on common property as such it would impede/obstruct maintenance of lawn, grounds keeping and access to common land for maintenance and repair.
5. No electrical devices or improper extension cords that may cause unusual electrical overloading may be used in any unit.
6. Owners and residents shall not permit anything to be hung, attached, or displayed on the outside of windows or placed on outside walls, roofs, or doors, including but not limited to bird feeders, awnings, canopies, flags, antennas, satellite dish, etc.
7. Nothing shall be done in any unit or on common property that will impair the structural integrity of buildings, impede water runoff and drainage, or structurally change or damage any common property.
8. Garbage and refuse shall be disposed of per terms of designated trash removal/recycling contractor and or in such a manner as the Trustees may direct.
9. The Trustees, or their designated agent, may retain a pass key to the premises for use in emergency situations or for access to repair or maintain common elements. No owner shall alter any lock or install a new lock on any door of the premises without consent of the Board of Trustees. In the event

such consent is given, the Owner shall provide the Trustees, or its agent, with updated keys pursuant to its right of access to the premises.

II. Use of Common Areas and Common Facilities of Condominium Trust

1. No part of the common areas or common facilities shall be used other than purposes for which it was designed or designated.
2. Owners and residents shall not obstruct any common areas or facilities nor shall anything be stored in any of the common areas or facilities without written consent of the Trustees, except hereafter expressly provided. In the event that such approval is provided, storage shall be at sole risk of the person storing the materials.
3. Smoking of any form or substance is prohibited in and around all common hallways, stairways and any part of exterior areas. Please note, this also includes porches and patios whether they be considered common areas or appurtenances.
4. As a result of past damages to the building foundations, plantings of any trees, perennials and/or annuals is prohibited on common property around any buildings without written request by owner and permission granted by Trustees. With written permission and per a site plan review by Trustees, garden beds are allowed beyond the outermost grass areas within Courtyard property lines. If permission is granted, such areas must be maintained in a weed free manner. Window boxes: Live and artificial flowers are allowed where applicable in common area window boxes. Owners are responsible for maintenance and care.
5. Nothing shall be hung from any windows, terraces, porches, or balconies or placed on any window sills, nor shall any rugs or mops be shaken from any windows, porches or balconies. No clothes, laundry, or any other kind of articles be hung out of any units or exposed to common property.
6. Other than chairs, benches and tables as of such number, nature, and such type as are actively used for residential purposes, no other goods, fixtures or paraphernalia, are to be affixed, placed or stored on decks, terraces, balconies, patios, yard areas, driveways and appurtenances except with approval of the Trustees.
7. The Condominium Trust shall charge to a unit owner any damage to the mechanical, electrical, or other building service systems, or any damage to the common elements used by such unit owner or by his or her family, tenants, employees or visitors by their willful or negligent use, misuses or abuse of those systems or elements. The reasonable cost of the work to repair such damage shall constitute a lien upon such unit and the unit owner shall be personally liable thereafter.

III. Actions of the Unit Owners and Residents

1. No noxious or offensive activities shall be carried on in any unit or in common areas, including the creation of noise, odor and vibration. No unit owner shall make disturbing noises by family, tenants, visitors or pets, nor do or permit anything that will interfere with the rights, comforts, or convenience of other residents. No resident shall play any musical instrument or operate any audio system (stereo, radio, TV, computer, or the like) in the premises at such high volume or in such manner that shall cause unreasonable disturbance to other residents.

2. Unit owners and residents shall comply with all applicable laws and regulations of the United States and Commonwealth of Massachusetts and all ordinances and rules and regulations of the Town of Amherst and shall indemnify and hold the Courtyard Trust or other unit owners harmless from all fines, penalties, costs and prosecutions and violations of those laws and ordinances.

3. Unit owners shall be held responsible for the actions of their children, tenants, guests and pets.

IV. Insurance

1. Nothing shall be done or kept that will increase the rate of insurance on any buildings or their contents. No unit owner or resident shall permit anything to be done or kept in his or her unit that would put at risk the cancellation of insurance on any buildings or their contents or that would be in violation of any applicable law.

2. Unit owners and residents shall comply with rules and regulations of the Town of Amherst and State of Massachusetts Fire Codes. No cooking on gas or charcoal grills are permitted within ten feet of buildings per the Town of Amherst Fire Department.

3. Damage by fire or accident affecting the unit, common areas or common facilities, or the liability of the unit owners or the Condominium Trust will be promptly reported to the Trustees immediately following the occurrence thereof.

4. The Courtyard Condominium Trust provides insurance only for common property and is not responsible for providing insurance for individual units and their contents, or relocation insurance for their tenants. Unit owners and tenants are advised to consult a qualified Insurance Agent of the owner's choosing for condominium insurance recommendations.

V. Motor Vehicles

1. The common parking areas and garages shall not be used by any residents for any purpose other than to park duly registered, operable, passenger vehicles excluding specifically trailers or boats and trucks and commercial vehicles per Master Deed Section XII-Purposes of Units (b). No trucks in excess of 1/2 ton capacity are allowed to be parked by residents.

2. No unregistered vehicles may be stored or parked on any common areas of the Condominium.

3. No vehicle shall be parked in such a manner as to impede or prevent ready access to another resident's garage or parking space.

4. Prior to any snow forecast predicting more than 1 inch, all residents shall move their vehicles into their garages or to one of the visitor parking spots in the rear lots to allow access of snow plows.

5. Vehicles may not be repaired or serviced, including but not limited to, oil or other fluid changes, tune ups, engine repairs, etc. on common property or inside garages.

6. No vehicle shall be washed using common exterior water faucets.

7. Any rented unit must include designated garage deeded to unit owner.

VI. Maintenance of Units

1. Unit owners are responsible for maintenance and repair of their own heat pumps, furnaces, central air conditioners, heat exchangers, air handlers, fireplaces, chimneys, flues, hot water heaters, air filters in heat exchangers, dryer ducts, dryer vents, dryer booster fans, washing machine hoses, electrical systems, plumbing, storm doors, screen doors, window screens, windows, exterior doors and garage door mechanisms.
2. To avoid frozen and burst pipes and consequent water damage, all units shall be kept heated to at least 55 degrees Fahrenheit during cold seasons.

VII. Pets

1. Residents are limited to the following pet or pets per Unit: One dog, one dog and one cat, or two cats. The weight of dogs should not exceed 30 pounds. Service animals are excluded from this restriction. The Board of Trustees may require permanent removal of any pet constituting “public nuisance/vicious animal” under Ordinances of the Town. Unit owners may at their discretion ban pets from any unit that may be rented to another person.
2. All pets are the sole responsibility of the owner of the Unit in which such cat or dog resides. Unit owners are responsible for any cats or dogs owned by renters.
3. Pet owners are responsible for immediate removal of any fecal matter deposited by their pets. Cat and dog waste, including cat litter, should be bagged and disposed of in proper receptacles within the owner’s unit or trash barrels. Improper disposal, or done in such a manner that causes odors or attracts flies and insects in garages, is prohibited.

VIII. Administration

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time.
2. Any complaint regarding the management of the Condominium or regarding actions of other unit owners shall be made in writing to the Trustees or their designated agent.
3. All monthly Homeowner Association Fees and any applicable assessments shall be paid to the Trustees designated agent by owner on or before the first day of each month. Note: As of 10/1/2020, owners are heretofore granted a 15-day hardship grace period for payment of fees and/or assessments. Any payments not “in hand” by designated agent after the 15th day of any month shall pay a late fee of \$25. Failure to pay late fees shall constitute a lien upon such unit and the unit owner shall be personally liable therefor.
4. Infractions of any rules or regulations may result in a warning letter, followed by \$25 fine for next occurrence and compounding by \$25 for each additional infraction.
5. These rules and regulations may from time to time be amended, modified, rescinded, or otherwise be changed by Trustees, and other rules and regulations may be adopted by the Trustees.

6. Unit owners who rent/lease units must submit an assent to rent form to the Trustees or their designated agent in advance of move-in date

Signed as a sealed instrument this 27 day of October, 2022.

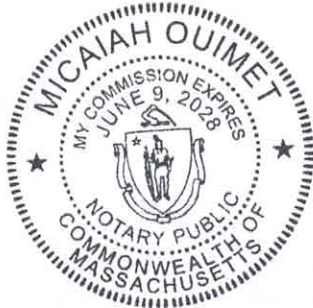
Nancy J. Cote
Unit Owner Signature

Nancy J. Cote Unit Number 3
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss. October 27th, 2022

On this 27th day of October, 2022, then personally appeared the above named Nancy Cote, before the undersigned notary public who is known to the undersigned by Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



[Signature]
, Notary Public
My commission expires: June 9th 2028

Signed as a sealed instrument this 18 day of Nov., 2022.

Susan Zarchin
Unit Owner Signature

Susan Zarchin
Unit Owner Printed Name

Unit Number 5

Commonwealth of Massachusetts

Hampshire, ss.

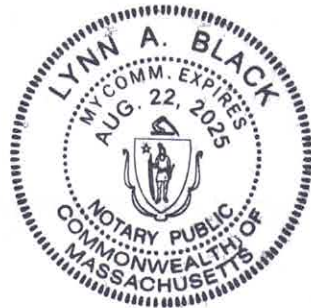
November 18, 2022

On this 18 day of November, 2022, then personally appeared the above named Susan Zarchin, before the undersigned notary public who is known to the undersigned by MA Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Lynn A. Black

, Notary Public

My commission expires: 8/22/25



Signed as a sealed instrument this 22 day of November, 2022.

Kristy J Daniels Sandra Orsulic
Unit Owner Signature

Kristy J. Daniels. Sandra Orsulic Unit Number 6
Unit Owner Printed Name

Commonwealth of Massachusetts

_____, ss. _____, 2022

On this _____ day of _____, 2022, then personally appeared the above named _____, before the undersigned notary public who is known to the undersigned by _____ to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

See attached

_____, Notary Public
My commission expires:

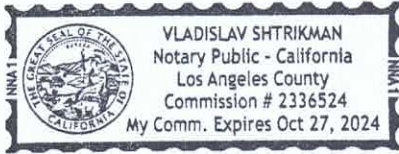
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 **LOS ANGELES** }

On Nov. 22, **2022** before me, **Vladislav Shtrikman**, Notary Public,

personally appeared Kristy J. Daniels and Sandra Orsulic



Place Notary Seal Above

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.

Witness my hand and official seal.

Signature Vladislav Shtrikman

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: Amendment to Master Deed and Declaration of Trust of the Courtyard Condominiums
Document Date: 11/22/2022 Number of Pages: 25

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

~~Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer is Representing: _____~~

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

~~Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer is Representing: _____~~

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signed as a sealed instrument this 26 day of Oct., 2022.

Suzanne Timmermann
Unit Owner Signature

Suzanne Timmermann Unit Number 7
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss. October 26, 2022

On this 26 day of October, 2022, then personally appeared the above named SUZANNE TIMMERMAN, before the undersigned notary public who is known to the undersigned by MA DRIVER'S LICENSE to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



Jason Tobiasz, Notary Public
My commission expires: Sept 27, 2024

Signed as a sealed instrument this 25 day of October, 2022.

Nancy A. Kromka
Unit Owner Signature

NIANCY A. KROMKA Unit Number 8
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss.

October 25, 2022

On this 25^m day of October, 2022, then personally appeared the above named Nancy A. Kromka, before the undersigned notary public who is known to the undersigned by Amanda Constantinos to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Amanda Constantinos

Amanda Constantinos Notary Public
My commission expires: 11/30/2023



Signed as a sealed instrument this 28th day of October, 2022.

Elizabeth H. Alcaide
Unit Owner Signature

Elizabeth H. Alcaide Unit Number 9
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss.

10/28, 2022

On this 28th day of October, 2022, then personally appeared the above named Elizabeth H. Alcaide, before the undersigned notary public who is known to the undersigned by Massachusetts Driver's License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Jeanette R. Sharpe
Jeanette R. Sharpe Notary Public
My commission expires: 3/27/2026



Signed as a sealed instrument this 21 day of November, 2022.

Meagan G. Malaney
Unit Owner Signature

Meagan G. Malaney Unit Number 12
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss. 11/21, 2022

On this 21 day of November, 2022, then personally appeared the above named Meagan Malaney, before the undersigned notary public who is known to the undersigned by MA Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



Lynn A. Black
, Notary Public
My commission expires: 8/22/25

Signed as a sealed instrument this 29 day of November, 2022.

M. Barale
Unit Owner Signature

Michele Barale Unit Number 13
Unit Owner Printed Name

Commonwealth of Massachusetts

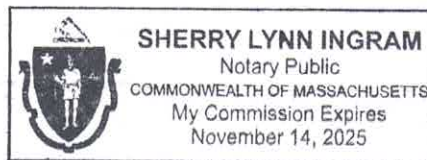
Hampshire, ss.

11.29, 2022

On this 29th day of November, 2022, then personally appeared the above named Michele Barale, before the undersigned notary public who is known to the undersigned by MA. DRIVER'S License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Sherry Lynn Ingram
, Notary Public

My commission expires: 11.14.2025



Signed as a sealed instrument this 25 day of October, 2022.

Janet M. Greenblatt
Unit Owner Signature

Janet M. Greenblatt Unit Number 15
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss.

October 25, 2022

On this 25th day of October, 2022, then personally appeared the above named Janet M. Greenblatt, before the undersigned notary public who is known to the undersigned by MARG L to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

[Signature]

, Notary Public

My commission expires: 05-10-2024



Signed as a sealed instrument this 9th day of December, 2022.

[Handwritten Signature]
Unit Owner Signature

TORIN K. MOORE
Unit Owner Printed Name

Unit Number 17

Commonwealth of Massachusetts

Massachusetts, ss. 12, 9, 2022

On this 9th day of December, 2022, then personally appeared the above named TORIN MOORE, before the undersigned notary public who is known to the undersigned by Micaiah Ouimet to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



[Handwritten Signature]
Micaiah Ouimet Notary Public
My commission expires: June 9th 2028

Signed as a sealed instrument this 14 day of November, 2022.

David Wagner
Unit Owner Signature

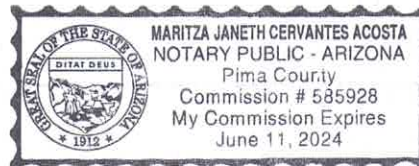
David Wagner Unit Number 18
Unit Owner Printed Name

Commonwealth of ~~Massachusetts~~
ARIZONA

_____, ss. November 14, 2022

On this 14 day of November, 2022, then personally appeared the above named David Wagner, before the undersigned notary public who is known to the undersigned by Maritza Janeth Cervantes Acosta to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Maritza Janeth Cervantes Acosta
, Notary Public
My commission expires:



Signed as a sealed instrument this 8th day of December, 2022.

Genevra A. Hanke
Unit Owner Signature

Genevra A. Hanke
Unit Owner Printed Name

Unit Number 19

Commonwealth of Massachusetts

Hampshire, ss.

December 8th, 2022

On this 8th day of December, 2022, then personally appeared the above named Genevra A. Hanke, before the undersigned notary public who is known to the undersigned by Massachusetts Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Jeanette R. Sharpe
Jeanette R. Sharpe, Notary Public
My commission expires: 3/27/2026



Signed as a sealed instrument this 5th day of Dec, 2022.

Nelly Gordon
Unit Owner Signature

Nelly Gordon Unit Number 20
Unit Owner Printed Name

Commonwealth of Massachusetts

Hampshire, ss. Dec 5, 2022

On this 5th day of Dec, 2022, then personally appeared the above named Nelly Gordon, before the undersigned notary public who is known to the undersigned by MA driver's license to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.

Susan Audette
_____, Notary Public, *Justice of the Peace*
My commission expires:

11-27-26



The undersigned being a majority of the Trustees of the Courtyard Condominium Association hereby certify that they have sent a copy of the above Amendment to Master Deed and Amendment to Declaration of Trust and By-Laws requesting approval of said amendments by said mortgage holders to all of the current mortgage holders of record on units within the Condominium by certified mail, return receipt requested, at the addresses listed in the mortgages of record, and that more than fifty one (51%) percent of said mortgage holders have either consented to said amendments or failed to respond to said request for approval within 30 days of their receipt of said request for approval of Amendments to Master Deed and Declaration of Trust and By-Laws and that pursuant to M.G.L. Chapter 183A and the provisions of the Master Deed as amended such failure to respond is deemed a consent to said Amendments.

Signed under the pains and penalties of perjury this 15th day of December 2022.

COURTYARD CONDOMINIUM ASSOCIATION

By: *Susan Zarchin*
Susan Zarchin, Trustee

By: *Nancy Kromka*
Nancy Kromka, Trustee

By: *Torin Moore*
Torin Moore, Trustee

Commonwealth of Massachusetts

Hampshire, ss.

December 15, 2022

On this 15 day of December, 2022, then personally appeared the above named Susan Zarchin, before the undersigned notary public who is known to the undersigned by MA Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



Lynn A. Black
, Notary Public

Commonwealth of Massachusetts

Hampshire, ss.

December 15, 2022

On this 15 day of December, 2022, then personally appeared the above named Nancy Kromka before the undersigned notary public who is known to the undersigned by MA Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



Lynn A. Black

Notary Public
My commission expires: 8/22/25

Commonwealth of Massachusetts

Hampshire, ss.

December 15, 2022

On this 15 day of December, 2022, then personally appeared the above named Torin Moore, before the undersigned notary public who is known to the undersigned by MA Drivers License to be the person(s) who signed the above instrument and acknowledged the foregoing to be their free act and deed before the undersigned for its stated purpose.



Lynn A. Black

Notary Public
My commission expires: 8/22/25

Trustee Signature Page

ATTEST: Mary Olberding HAMPSHIRE REGISTER
MARY OLBERDING