

Franklin County Registry of Deeds
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Recording Information

Document Number	: 5937
Document Type	: VOTE
Recorded Date	: July 18, 2023
Recorded Time	: 08:43:32 AM
Recorded Book and Page	: 08192 / 197
Number of Pages(including cover sheet)	: 4
Receipt Number	: 194322
Recording Fee	: \$105.00

Franklin County Registry of Deeds
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P.O. Box 1495
Greenfield, MA 01302-1495
413-772-0239
www.Masslandrecords.com

**CERTIFICATE OF VOTE AND RESOLUTION OF THE BOARD OF TRUSTEES
OF THE SUGARLOAF CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is entered into this 13TH day of JUN, 2023, by the Board of Trustees of the Sugarloaf Condominium Trust (the "Trust").

WHEREAS, reference is made to the governing documents of the Sugarloaf Condominium, the Master Deed and Declaration of Trust recorded with the Franklin County Registry of Deeds at Book 7288, Page 201, and Book 7288, Page 267, respectively, as amended; and,

WHEREAS, the Declaration of Trust authorizes the Board of Trustees to adopt rules and regulations regarding the operation and use of the common areas and facilities and such restrictions on the requirements respecting the use, occupancy, and maintenance of the units and the use of the common areas and facilities as are consistent with the provisions of the Master Deed; and

WHEREAS, the Board of Trustees desires to establish a fine policy for violations of the Condominium documents;

NOW THEREFORE, the Board of Trustees of the Sugarloaf Condominium Trust, acting pursuant to the authority contained in the Declaration of Trust and M.G.L. c. 183A, does hereby amend the rules and regulations of the Sugarloaf Condominium as follows:

I. The Rules and Regulations of the Condominium are hereby amended by adding and adopting the following provisions relative to violations and fines:

"RULE RELATIVE TO VIOLATIONS AND FINES

The violation of any rule or regulation adopted by the Board, or the breach of any provisions of the Master Deed, Declaration of Trust and Bylaws, or of the offending Unit Owner's Unit Deed, shall give the Board the right, in addition to any other rights set forth in said Condominium documents, to enjoin, abate, or remedy such violation by the appropriate legal proceedings, either at law or in equity (or both). The Board shall also have the additional power to levy fines against any Unit Owner for any such violations. The term "Unit Owner" shall, for purposes of this policy, include lessees, tenants, occupants, guests, etc. of any Unit. A Unit Owner and/or lessee, tenant, occupant, guest, etc., shall be jointly and severally liable for any violation of any provision of the Condominium documents.

Unless otherwise stated in the Condominium documents with regard to specific offenses, each fine shall be in the amount determined by the Board, in its reasonable discretion, from time to time, with each day that a violation continues considered a separate violation. If the Condominium documents provide for a different fine than what is set forth above, said other amount, as stated, shall be the applicable fine. Collection of fines may be enforced against any Unit Owner or Unit Owners involved as if the fine were common area charges owed by the particular Unit Owner or Unit Owners.

In the case of persistent violations by a Unit Owner, the Board of Trustees shall have the power to require such Unit Owner to post a bond or other security in the amount and form as they deem, in their sole and absolute discretion, appropriate to provide for adherence to the Condominium

documents, as they may be amended. In any action hereunder, each Unit Owner shall be responsible for all costs associated with any enforcement action including, but not limited to, reasonable attorney's fees.

All remedies hereunder shall be cumulative.”

II. In all other respects, the Rules and Regulations of the Condominium are hereby ratified and affirmed.

[Signatures Appear on the Following Page(s)]

Executed under seal this 13th day of JULY, 2023, by the Board of Trustees of the Sugarloaf Condominium Trust.

Wendy S. Fuller

Print Name: Wendy S. Fuller

Ben A. St. Peters

Print Name: Ben A. St. Peters

Thomas Walslefel

Print Name: THOMAS WALSFEL

Mark Fabianowicz

Print Name: MARK FABIANOWICZ

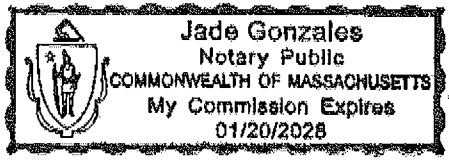
Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

July, 14, 2023

On this 14th day of July, 2023, before me, the undersigned notary public, personally appeared Mark Fabianowicz, proved to me through satisfactory evidence of identification, which was DRIVER LICENSE, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as a duly authorized member of the Board of Trustees of the Sugarloaf Condominium Trust.



Jade Gonzales
Official Signature and Seal of Notary
My Commission Expires: 1/20/2028