

3  
JVA

rec only



SO. ESSEX #240 Bk: 34326 Pg: 55  
08/26/2015 12:32 AMD Pg 1/3

**HATTER'S POINT CONDOMINIUM  
AMENDMENT OF MASTER DEED**

The undersigned, being a majority of the Board of Directors of the Hatter's Point Condominium Association, Inc. (the "Association"), the organization of units owners of Hatter's Point Condominium (the "Condominium"), created by Master Deed dated April 29, 2002 and filed with the Essex County Registry District of the Land Court as Document No. 402235, as amended and restated by the Amended and Restated Master Deed dated July 15, 2002, and recorded with the Essex South District Registry of Deeds in Book 18960, Page 180, as amended of record (the "Master Deed"), hereby certify that by vote of Unit Owners holding seventy-five and 046/100 (75.046%) percent of the undivided percentage interest in the common areas and facilities of the Condominium, taken at the duly called Annual Meeting on May 20, 2015, the following Amendments to the Master Deed have been adopted:

1. The first sentence of the second full paragraph of Section 12, Restrictions on Use, subsection C is deleted in its entirety and the following inserted in its place:

"In addition to the forgoing, at no time may more than fifteen (15%) percent of the Units, or such lower percentage as may be required by any so-called secondary mortgage market source, be leased at any one time."

2. The following new subsection O is hereby to added to Section 12, Restrictions on Use:

"The entire property consisting of the Units and all Common Areas, including limited common areas, exclusive use areas and any portion of common areas subject to any easements, shall be designated as "Smoke Free" property.

For evidence of our appointment as Directors see Certificate Of Election And/Or Appointment recorded with the Essex South District Registry of Deeds in Book 34289 Page 432.

Executed as an instrument under seal this 19TH day of August, 2015.

HATTER'S POINT CONDOMINIUM  
ASSOCIATION, INC.

By Beth Miller  
BETH MILLER, Director

By Robert Laplante  
ROBERT LAPLANTE, Director

By Mary Kenealy  
MARY KENEALY, Director

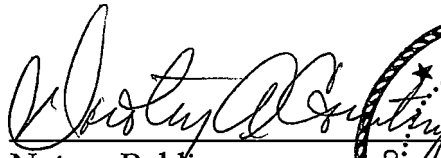
By Louise Kreiner  
LOUISE KREINER, Director

By Robert Becker  
ROBERT BECKER, Director

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 19 day of August, 2015, before me, the undersigned notary public, personally appeared Beth Miller, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state government agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the 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 Director of HATTER'S POINT CONDOMINIUM ASSOCIATION, INC.

  
Notary Public  
My Commission Expires

