

CERTIFY

William P O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O T

N O T

A N

A N

AMENDMENT TO THE DECLARATION OF TRUST

O F F I C I A L

O F F I C I A L

C O P Y

C O P Y

OF THE RIVERWALK COMMONS CONDOMINIUM TRUST

Reference is hereby made to that certain Declaration of Trust, dated and recorded with the Norfolk County of Deeds on February 13, 2003 in Book 18232, Page 282, as may be amended, pursuant to Massachusetts General Laws, Chapter 183A, the Riverwalk Commons Condominium Trust, the organization of the Unit Owners of the Riverwalk Commons Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 13, 2003, and recorded with the Norfolk Registry of Deeds in Book 18232, Page 254, as may be amended.

WHEREAS the Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest desire to amend said Declaration of Trust as provided for in Article VII, Section 7.1 thereof.

WHEREAS no other consents are required.

NOW THEREFORE said Declaration of Trust is hereby amended in accordance with the provisions of said Article VII, Section 7.1 as follows:

Section 3.2 Election of Trustees is hereby deleted in its entirety and replaced as follows:

Section 3.2 Election of Trustees. Trustees shall be elected at a duly constituted meeting of the trust at which a quorum is present, with those candidates obtaining the most votes winning the vacant seat. Each person elected to serve as the Trustee shall be a unit owner current in both the monthly condominium fees and any assessments at the time of election. Current is defined as no more than 30 days in arrears. Each person elected to serve as Trustee wishes to serve shall promptly file with the Secretary shall sign and record with the Registry of Deeds a certificate of election, which will set forth the names of the new trustees and recite that they have been duly elected by the requisite vote of the Unit Owners and that they have filed their written acceptance of elections with the Secretary.

Trustees may serve no more than two consecutive three year terms; however, if there is no candidate running to fill the vacancy left by a Trustee having completed two or more consecutive terms, the Trustee may run again.

The Trustees shall notify all unit owners at least 30 days before a scheduled Board of Trustees election. Any unit owner running for Trustee will forward a notice of intent (along with a brief personal biography, if they choose to do so) to the Property Manager no later than 21 days prior to the election. The slate of the candidates (with personal biographies, if included) shall be sent to all Unit Owners at least 14 days before the election. In addition, nominations will be accepted from the floor. A Unit Owner, not running for office, shall be designated by the Trustees to participate in the vote tally, along with the Property Manager.

Section 3.6 Resignation and Removal of Trustee is hereby deleted in its entirety and replaced as follows:

3.6 Resignation and Removal of Trustee. Any Trustee may resign by notice in writing given to the Secretary of the Trust, who shall in turn transmit written notice of such resignation to each of the other Trustees. Such written resignation shall be recorded by the Secretary of the Trust at the Registry of Deeds.

After reasonable notice and the opportunity to be heard, any Trustee may be removed from office with or without cause relating to the performance or nonperformance, as the case may be, of his duties as a Trustee. The slated removal will be by vote of Unit Owners holding at least fifty-one percent (51%) of the beneficial interest hereunder, which vote shall be cast at any annual or special meeting of the Unit Owner, the notice of which shall specify that the removal shall be voted upon at such meeting.

Any Trustee shall be removed from office by the remaining Trustees if the Trustee is any more than 30 days in arrears in meeting all condominium financial obligations.

After reasonable notice and opportunity to be heard, any Trustee may be removed from office by vote of the remaining Trustees for failure to attend three (3) or more consecutive duly noticed meetings of the Trustees, which vote shall be cast at any duly noticed meeting, the notice of which shall specify that the removal shall be voted upon at such meeting. Any such removal shall be evidenced by the recording at the Registry of Deeds of a certificate of removal signed by the Secretary of the Trust naming the Trustee so removed and that the requisite votes of the Trustees were cast for the removal.


All other provisions ^{N O T} of the Declaration of ^{N O T} Trust remain in full force and effect.

O F F I C I A L
C O P Y

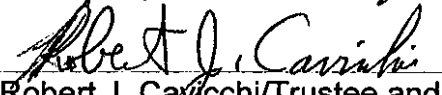
O F F I C I A L
C O P Y

In witness whereof the undersigned majority of Trustees hands and seals this 17th day of February 2011.


Elliot S. Grupp/Trustee and not individually


Charles Wing/Trustee and not individually


Jason Grossman/Trustee and not individually


Robert J. Cavicchi/Trustee and not individually

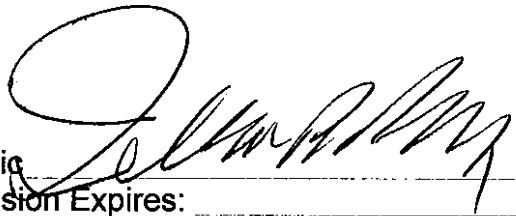

Robert Langlois/Trustee and not individually


COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 17th day of February, 2011, before me, the undersigned notary public, personally appeared Elliot S. Grupp, Charles Wing, Jason Grossman, Robert Langlois and Robert J. Cavicchi proved to me through satisfactory evidence of identification, being (check whichever applies): ___ driver's license or other state or federal governmental document bearing a photographic image, ___ oath or affirmation of a credible witness known to me who knows the above signatory, or x my own personal knowledge of the identity of the signatory, 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 Trustees of said Riverwalk Commons Condominium Trust.



Notary Public 
My Commission Expires: _____
Print Notary Public's Name: _____

 WILLIAM RONALD MACKEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 10, 2011