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NORFOLK COUNTY
REGISTRY OF DEEDS
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RIVERWALK COMMONS CONDOMINIUM
C O P Y C O P Y

CERTIFY

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

**AMENDMENT TO THE DECLARATION OF TRUST
OF THE RIVERWALK COMMONS CONDOMINIUM TRUST**

RIVERWALK LANE, WALKFOLK MA

Reference is hereby made to that certain Declaration of Trust, dated and recorded with the Norfolk County Registry of Deeds on February 13, 2003 in Book 18232, Page 282, as amended, which Declaration of Trust established, 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 County Registry of Deeds in Book 18232, Page 254, as may be amended.

WHEREAS said Declaration of Trust has previously been amended as noted and recorded with the Norfolk County Registry of Deeds in Book 24318, Page 170 and in Book 28632, Page 111.

WHEREAS the Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest desire to further 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:

3.2 Election of Trustees. The Trustees shall notify all Unit Owners, of a pending election of Trustee(s), at least sixty (60) days before a scheduled election. Any Unit Owner, including incumbents, deciding to run for Trustee, must forward a notice of intent, along with an optional personal statement, to the Property Manager no later than thirty (30) days prior to the election. Each candidate must be a Unit Owner who is current in both the monthly condominium fee and any assessments at the time of election. "Current" is defined as no more than thirty (30) days in arrears. The slate of candidates, with personal statements, shall be sent to all Unit Owners at least fourteen (14) days prior to the election. At the election, neither nominations from the floor, nor write-in ballots will be accepted. Any Unit Owner not able to attend the election will be able to cast their vote only by means of absentee ballots, which can be obtained from the Property Manager up to the day before the scheduled election. Such ballots must be received by the Board prior to the election. Proxies will not be accepted for election voting purposes. A Unit Owner, not running for office, shall be designated by the Trustees to participate in the vote tally, along with the Property Manager.

Trustees shall be elected at a duly constituted meeting of the Trust at which a quorum is present, with the candidate(s) obtaining the most votes winning the vacant seat(s). Each person elected to serve as Trustee, who wishes to serve, shall promptly file with the Secretary of the Trust his/her written acceptance of election, and upon receipt of such acceptance, the secretary shall sign and record with the Norfolk County Registry of Deeds a certificate setting forth the name(s) of the new Trustee(s) and reciting that they have been duly elected by the requisite vote of the Unit Owners and have filed their written acceptance of election with the Secretary.

Section 3.7 Compensation of Trustees is hereby deleted in its entirety and replaced as follows:

3.7 Compensation of Trustees. No Trustee shall receive compensation for his/her services. With advance approval and vote of a majority of the other Trustees, A Trustee will be reimbursed for his/her out-of-pocket expenditures incurred in the performance of Trust business.

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~~Section 5.1.19 Power and Duty of the Trustees is hereby added as follows:~~
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5.1.19 Except in an emergency, no Trustee in his/her capacity as a Trustee, shall access any unit or limited common areas 1) without the Trustees providing at least twenty-four (24) hours advance notice (or longer as the Trustees shall determine) to the Unit Owner, and 2) providing the Unit Owner with the condominium business reason for the access request.

Section 5.18 Voting at Meetings is hereby deleted in its entirety and replaced as follows:

5.18 Voting at Meetings. At meetings of Unit Owners, each owner may vote in person or by proxy for all business matters coming before Unit Owners, except for election of Trustees. For election of Trustees, voting is only in person or by absentee ballots (see Section 3.2 above). All proxies shall be 1) in writing signed by or on behalf of all the Owners of the Unit involved, 2) dated, and 3) filed with the Secretary of the Trust. No proxy shall be valid beyond the date of the final adjournment of the meeting of Unit Owners, whether annual or special, held on or after the date specified for the meeting, and every proxy shall automatically terminate upon sale by the Owner of his/her Unit. A proxy may be revoked by written notice given by a Unit Owner to the person presiding at a meeting as which it is to be cast. Any proxy which purports to be revocable without such notice shall be void.

Section 6.3 Instruments Subject to Trust Terms is hereby deleted in its entirety and replaced as follows:

6.3 Instruments Subject to Trust Terms. Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement must be in writing, whether issued or executed by the Trustees or by any agent or employee of the Trustees, and shall be deemed to have been entered into subject to the terms, conditions, provisions and restrictions hereof, whether or not express reference shall have been made to this instrument.

All other provisions of the Declaration of Trust remain in full force and effect.

SIGNATURES ON THE FOLLOWING PAGE

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In witness whereof, We the Undersigned, being a majority of the Trustees of the Riverwalk Commons Condominium Trust, having received the written consent of Unit Owners entitled to at least fifty-one per cent (51%) of the beneficial interest, have set our hands and seals this 19th day of September, 2013.

Robert J. Cavicchi
Robert J. Cavicchi /Trustee and not individually

Ethan Pollack
Ethan Pollack/Trustee and not individually

Jason G. Grossman Trustee
Jason G. Grossman/Trustee and not individually

Charles R. Wing
Charles R. Wing/Trustee and not individually

Kevin W. Kouri Trustee
Kevin W. Kouri/Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 19th day of September, 2013, before me, the undersigned notary public, personally appeared Robert J. Cavicchi, Jason Grossman, Kevin W. Kouri, Ethan Pollack, and Charles Wing, 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: Kathleen T. Gannon

My Commission Expires: 3/31/2017

Print Notary Public's Name: Kathleen T. Gannon

