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MASTER DEED AMENDMENTS AND BY-LAW  
AMENDMENTS-HAMPSHIRE VILLAGE CONDOMINIUM I ASSOCIATION AND  
COMMUNITY CORPORATION

SG910

I, CATHERINE S. BICKFORD, Clerk of the Hampshire Village Condominium I Association and Community Corporation, the Unit Owner's Organization and Corporation, respectively, a Condominium situated in Amherst, Hampshire County, Massachusetts, being duly authorized, do hereby certify that the following Master Deed Amendments and Amendments to the By-Laws were approved by the requisite majority of the Unit Owners, in writing, in accordance with the procedures and pertinent provisions of said Master Deed and By-Laws and further certify that the intentions of the Amendments as defined herein are the reflection of the will of the requisite majority required for such amendments.

DATE: January 30, 1985

ATTEST:

  
CATHERINE S. BICKFORD, CLERK

HAMPSHIRE VILLAGE CONDOMINIUM  
I ASSOCIATION, and

HAMPSHIRE VILLAGE COMMUNITY  
CORPORATION

SEE:  
Book 1793  
Page 122

STATEMENT OF INTENT RELATING TO MASTER  
DEED AMENDMENTS

The Master Deed Amendments of Hampshire Village Condominium I Association and Hampshire Village Community Corporation are intended to accomplish the following:

- 1) It was intended and accomplished to make the amendments contained in these documents in accordance with Article III, Section 6, and Article XII, Section 1 of the Hampshire Village Condominium I Association By-Laws (Book 1793, Pages 153, 154, and 168 as recorded in the Hampshire County Registry of Deeds), Article VII, Section 7.01 (A) [1] of the Hampshire Village Restrictions (Book 1793, Page 117 as recorded in the Hampshire County Registry of Deeds), and Article V, Section 5.4 of the Hampshire Village Community Corporation By-Laws ("Blue Book", so-called of Hampshire Village at Page 6.10), and in accordance with all other formal requirements of the Master Deed, Restrictions and By-Laws.
- 2) It was intended to increase board membership in both the association and corporation so as to augment unit owner participation in their governance and to establish concurrent board membership in the association and corporation for all twelve (12) board members.
- 3) It is intended to limit future membership in the association and corporation to the present and future unit owners of Units 1-50 to ensure that the real estate, recreational facilities and all other assets of these entities are reserved for the exclusive use and benefit of current unit owners (1-50) and their successors, and it was intended that such real estate, recreational facilities and other assets could not be appropriated by some future association, corporation or entity operating within Hampshire Village in the future different than the membership of Units 1-50 existing now.

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ARTICLE II, SECTION 1 of the By-Laws of the Hampshire Village Condominium I Association as appearing in Book 1793, Page 149 of the Hampshire County Registry of Deeds is hereby amended by striking out SECTION 1 in its entirety and inserting in place thereof the following: (SEE: "BLUE BOOK" Page 4.02 for further reference)

Section 1. Number and Term. The number of Managers which shall constitute the whole Board shall be 12. Until succeeded by the Managers elected by the Unit Owners, Managers need not be Unit Owners. Upon the expiration of the terms of all of the first Board of Managers, all Managers thereafter elected shall be Unit Owners. Except as provided in Section 4 of this Article with respect to the first Board of Managers, Managers shall be elected for 3 year terms on a staggered basis. In any event, however, each manager shall hold office until such time as his successor has been elected or said Manager is disqualified by operation of these By-Laws.

Section 1 (a). Increase of Members. Those members of the Board of Managers currently serving as such, and not standing for re-election because their terms have not expired on or before the 1984 Annual Meeting, shall constitute holdovers of the Board of Managers and their terms shall not be affected by such increase of members. The remaining vacancies shall be filled in accordance with Section 6 of this Article. In filling such vacancies during 1984, the Board of Managers shall designate individual terms so as to ensure that terms of the board of Managers are staggered, and that no more than five (5) members of said Managers stand for election at any Annual Meeting except if vacancies should occur to be filled at such Annual Meeting.

ARTICLE I, SECTION 2 of the By-Laws of the Hampshire Village Condominium Association as appearing in Book 1793, Page 148 of the Hampshire County Registry of Deeds is hereby amended by inserting at the end thereof the following: (SEE: "BLUE BOOK" Page 4.01 for further reference)

After April 23, 1984, no Unit Owner shall be a member of the Hampshire Village Condominium I Association or the Hampshire Village Community Corporation unless said Unit Owner owns a Condominium Unit from Phase I or Phase II of the Hampshire Village Condominium (Units 1-50 only and as presently constituted including successors). Any Unit constructed by the original Grantor, his successors, or any other person or Corporation within the area known as "Hampshire Village" shall not create membership in the Hampshire Village Condominium Association or the Hampshire Village Community Corporation nor shall such construction or ownership of any Unit qualify any other person not within the present Units 1-50 for membership in the Association or Corporation or rights relating to the present and future assets of the Hampshire Village Condominium I Association or Hampshire Village Community Corporation, except that successors and assigns of Units 1-50 shall have the same rights as current unit owners.

DATE: January 30, 1985

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ARTICLE IV, SECTION 4.02 of the Hampshire Village Restrictions as appearing in Book 1793, Pages 109 and 110 of the Hampshire County Registry of Deeds is hereby amended by inserting at the end thereof the following: (SEE: "BLUE BOOK" Pages 5.06 & 5.07)

After April 23, 1984 no Unit Owner of a Unit in Hampshire Village shall be a member of the Hampshire Village Community Corporation unless such Unit Owner owns a Condominium Unit from Phase I or Phase II of the Hampshire Village Condominiums (Units 1-50 as presently constituted). Any Unit constructed by the original Grantor, his successors or any other person or Corporation within the area known as "Hampshire Village" shall not create membership in the Hampshire Village Community Corporation nor shall such ownership of any Unit qualify any other person not within present Units 1-50 for membership in the Corporation or ownership or rights relating to the present and future assets of said Hampshire Village Community Corporation, except that successors and assigns of Units 1-50 shall have the same rights as current unit owners.

ARTICLE I, SECTION 2.1 of the Hampshire Village Community Corporation By-Laws as appearing in the "BLUE BOOK" Page 5.01, is hereby amended by inserting at the end thereof the following new paragraph:

(E) After April 23, 1984 no Unit Owner of a Unit in Hampshire Village shall be a member of the Hampshire Village Community Corporation unless such Unit Owner owns a Condominium Unit from Phase I or Phase II of the Hampshire Village Condominiums (Units 1-50 as presently constituted). Any Unit constructed by the original Grantor, his successors, or any other person or Corporation within the area known as "Hampshire Village" shall not create membership in the Hampshire Village Community Corporation nor shall such ownership of any Unit qualify any other person not within present Units 1-50 for membership in the Corporation or ownership or rights relating to the present and future assets of said Hampshire Village Community Corporation, except that successors and assigns of Units 1-50 shall have the same rights as current unit owners.

ARTICLE III, SECTION 3.2 of the Hampshire Village Community Corporation By-Laws as appearing in the "BLUE BOOK" at Page 6.05 is hereby amended by striking out paragraph (A) and inserting in place thereof the following new paragraph:

(A) The number of Directors of this Corporation shall be twelve (12). Members serving before April 23, 1984 shall be holdovers.

ARTICLE III, SECTION 3.2 of the Hampshire Village Community Corporation By-Laws as appearing in the "BLUE BOOK" at Page 6.05 is hereby amended by striking out the second sentence of paragraph (B) in its entirety.

ARTICLE III, SECTION 3.3 of the Hampshire Village Community Corporation By-Laws is hereby amended by adding at the end thereof the following new sentence:

After April 23, 1984 there shall be twelve (12) Directors of the Board of the Corporation.

DATE: JANUARY 30, 1985

FEBRUARY

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Date ~~XXXX~~ 8. 1985 at 1 o'clock and 53 minutes P.M. Rec'd, cnt'd and exam'd