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Bk: 9935Pg: 184 Page: 1 of 1

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OLDE TOWNE COMMONS CONDOMINIUMS

SCREEN REPAIR/REPLACEMENT POLICY

EFFECTIVE SEPTEMBER 1, 2009

Reference is hereby made to the Master Deed creating the OLDE TOWNE COMMONS CONDOMINIUM, dated May 16, 1986, recorded with the Hampshire County Registry of Deeds at Book 2724, Page, 284 (as it may be amended) and the Declaration of Trust, Book 2724, Page 298, (as it may be amended) which Master Deed and Declaration of Trust empower the Trustees to adopt policies and procedures to protect the best interests of the Association.

At a Board of Trustees meeting, duly called and held on July 31, 2009, a motion was made and unanimously approved to adopt the following policy.

In order to maintain the common areas of the Association and to avoid special assessments in order to do so, the Board reviewed the requirements of the Master Deed and the Declaration of Trust in reference to the stated boundaries of an individual unit and the boundaries of the common areas. Both the Master Deed and the Declaration of Trust are silent in reference to the designated responsibility for repair/replacement of window screens and screen doors. In reference to Article V, Section 5.1 (xiv) and Article V, Section 5.1 (xvii) of the Declaration of Trust and Section 6-d of the Master Deed, the Trustees, in their sole and absolute discretion, have adapted the policy, and have designated, that repair and replacement of the exterior window screens and screens of the front door of each unit shall be the responsibility and the expense of each individual unit owner.

EXECUTED

Under this seal 31 day of July 2009

TRUSTEES OF OLDE TOWNE COMMONS CONDOMINIUM

Jeanne R. Lapan
Trustee and not Individually

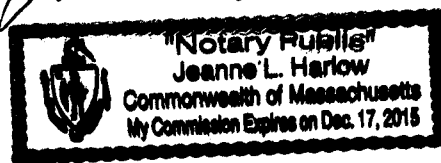
Lisa A. Barry
Trustee and not Individually

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

Then personally appeared the above named Lisa A. Barry and Jeanne R. Lapan, Trustees of Olde Towne Commons Condominium, whose identities are known to me through satisfactory evidence of identification, which is personal knowledge, to be the persons whose signatures are signed on the preceding or attached document in my presence and acknowledged the foregoing to be their free act and deed, as Trustees, before me.

Jeanne L. Harlow
Notary Public
My commission expires:



ATTEST: HAMPSHIRE, *Marianne L. Donohue*, REGISTER
MARIANNE L. DONOHUE