

Reserved for Registry Use

THE COLONY CONDOMINIUM TRUST

AMENDMENT TO THE DECLARATION OF TRUST

Reference is hereby made to a Declaration of Trust dated October 5, 1984 and recorded with the Barnstable County Registry of Deeds at Book 4282, Page 56, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Colony Condominium Trust, the organization of unit owners of the Colony Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated October 5, 1984, and recorded with the Barnstable County Registry of Deeds in Book 4282, Page 35, as may be amended.

WHEREAS, the Declaration of Trust has heretofore been amended.

WHEREAS, the Unit Owners entitled to no less than sixty-six percent (66%) of the Beneficial Interest desire to amend said Declaration of Trust as provided for in Article VI, Section 1 thereof.

WHEREAS, no other consents are required.

NOW THEREFORE said Declaration of Trust is hereby further amended in accordance with the provisions of said Article VII, Section 1 by deleting the second paragraph of Article V, Section 2, Paragraph A of the Trust and replacing such with the following titled "Transfer Fee."

Transfer Fee: In order to provide for and maintain sufficient operating funds and/or reserve funds for the Condominium, whenever a Unit is sold, conveyed or transferred to a bona fide purchaser for value the Board of Trustees shall collect from each Unit Purchaser, and such Unit Purchaser shall pay to the Board of Trustees upon the closing of his or her purchase of the Unit, an amount equal to four (4) months of the estimated annual common charges attributable to said Unit. Such sums to be deposited into the reserve account for the benefit of the Trust. Such amount shall be non-refundable and shall not be considered advanced payment of any other assessment, including, but not limited to, any regular, monthly, quarterly, supplemental and/or special assessments.


86 Settlers Pike, Braintree

To meet the definition of a direct benefit, a transfer fee must be used exclusively to support maintenance, repair or replacement of the common areas and facilities of the condominium and administration of the Condominium Trust.

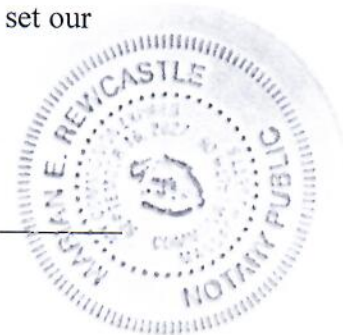
The Trustees shall have a lien on such Unit for any such transfer fee not paid in accordance with this section from the date of conveyance of the Unit and such transfer fee shall be enforceable as a common expense pursuant to the provisions of Section 6 of Massachusetts General Laws Chapter 183A.

Notwithstanding the foregoing, this provision shall not apply to any conveyance of a Unit to a spouse, estate, revocable or irrevocable trust where such conveyance is for estate planning purposes or to any bona fide first mortgagee who obtains title or takes possession of any Unit by foreclosure or pursuant to any other remedies provided in the mortgage or by applicable law, however the transfer fee shall apply upon of the sale by the first mortgagee to a bona fide purchaser for value.

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Colony Condominium Trust having first received the written consent of the Unit Owners entitled to no less than sixty-six percent (66%) Beneficial Interest, have set our hands and seals this 23rd day of August, 2021.



Joseph DeVasto, Trustee






Neil Rudin, Trustee



Candace Kosturko, Trustee





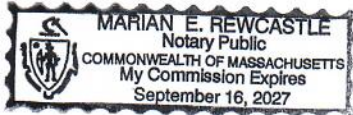
Susan Grunin, Trustee



COMMONWEALTH OF MASSACHUSETTS

On this 23rd day of August, 2021 before me, the undersigned notary public, personally appeared Joseph Palumbo, Neil Ruchin, Candace Kosturko + Susan Graham

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 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 Colony Condominium Trust.



Marian E. Rewcastle
Notary Public

My Commission Expires: 9/16/2027
Print Notary Public's Name: Marian E. Rewcastle
Qualified in the State/Commonwealth of Massachusetts