

a 5-foot perimeter around each Unit and the land under each sunroom or deck with a 5-foot perimeter; and the land under each propane tank or gas cylinder and each generator.

C O P Y

O F F I C I A L

C O P Y

4. Section 3.3 of the Declaration is amended to delete and restate the second sentence as follows:

N O T

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The Owners of such Units shall be entitled to use of that Limited Common Area and shall be equally responsible for the installation, maintenance, repair and replacement of the same, except that the Association shall be responsible for the installation, maintenance, repair and replacement of all Limited Common Area septic system components including septic pump stations and any septic component risers and materials necessary to ensure that the risers are aesthetically pleasing, and shall be responsible for driveway snow removal and for trimming shrubs and weeding plantings that are located in front of a Unit, but excluding all other Limited Common Area, whether located inside or outside of the Units, and whether now existing or hereafter established as a Common Expense.

5. Section 4(A) of Article V of the Bylaws is amended by deleting and restating it in its entirety as follows

A. By the Association. Except as otherwise provided in the Declaration or in Section 4(B) below, the Association shall be responsible for the installation, maintenance, repair and replacement (unless necessitated by the negligence, misuse or neglect of an Owner, or of a person gaining access with said Owner's actual or implied consent, in which case expense shall be charged to such Owner) of all of the Common Area, including the Limited Common Area, comprising all septic system components including septic pump stations and septic component risers and materials necessary to ensure that the risers are aesthetically pleasing, and shall be responsible for driveway snow removal and for trimming shrubs and weeding plantings that are located in front of a Unit, but excluding all other Limited Common Area, whether located inside or outside of the Units, and whether now existing or hereafter established as a Common Expense.

6. Section 4(B) of Article V of the Bylaws is amended by deleting and restating the second sentence as follows:

Each owner shall be responsible for performing the installation, maintenance, repair and replacement, at his/her own expense, of any Limited Common Area which is appurtenant to his/her Unit (except septic system components, driveway snow removal, and weeding and shrub trimming in front of his/her Unit), including keeping it in a clean sanitary condition and free and clear of snow, ice and any accumulation of water.

I further certify that the foregoing Amendments amend the Association's Declaration, dated January 27, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7547, Page 1, and re-recorded in said Registry of Deeds in Book 7561, Page 41, as amended by a Special Amendment to the Declaration of Condominium for Poland Place Condominium, dated October 27, 2008, and recorded in said Registry of Deeds in Book 7561, Page 37, and as further amended by Declaration Amendment for Poland Place Condominium, dated June 15, 2016, and recorded in said Registry of Deeds in Book 9392, Page 145, and as further amended by Special Amendments to Poland Place Condominium Association Declaration and Bylaws, dated November 5, 2016, and recorded in said Registry of Deeds at Book 9496, Page 222.

Dated: June 27, 2019

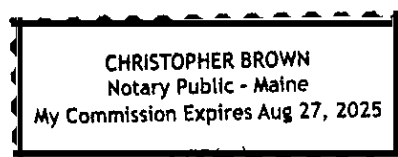
Poland Place Condominium

Marianne Harlow
Marianne Harlow, President

STATE OF MAINE
ANDROSCOGGIN, SS.

June 27, 2019

Then personally appeared the above-named Marianne Harlow, in her capacity as President of Poland Place Condominium, and acknowledged the foregoing instrument to be her free act and deed and that of Poland Place Condominium.



Christopher Brown
Notary Public
Printed Name: Christopher Brown
Commission Expires: