NOT NOT AN AN CERFIFICATE OF DECLARATION A MENDMENT COPOLAND PLACE CONDOMINIUM

The undersigned Marianne Harlow, President of Poland Place Condominium, a Maine Non-Profit Corporation with a place of business in Roland, Maine (the "Association"), hereby certifies that the following an menting pand by the Declaration were approved by the Board of Directors at a Directors meeting pand by the owners of units to which 78.5 % of the votes the Association are allocated at a duly called Special Meeting of Members on June 25, 2019:

1. Section 2.5 of the Declaration is amended to add the following paragraph:

In accordance with Section 1602-105 (a)(7) of the Maine Condominium Act, all Common Area property comprising the driveways and any walkways serving only one Unit, the land under each Unit extended out to a 5-foot perimeter around the Unit; the land under each sunroom and deck extended out to a 5-foot perimeter around the sunroom and deck, and the land under each propane tank or gas cylinder and each generator, that has not already been designated as Limited Common Area, may be designated as Limited Common Area, if the Members approve amendments to the Declaration and the Condominium Plans, allocating and showing such Common Area property designated to Units as Limited Common Area.

2. Section 2.5 of the Declaration is further amended to add the following paragraph:

The following Common Area Land is designated as Limited Common Area: each driveway and any walkways serving only one Unit, which are allocated to the Unit served by the driveway or the walkway; the land under each Unit extended out to a 5-foot perimeter around each Unit and the land under each sunroom or deck with a 5-foot perimeter, which are allocated to the associated Unit; and the land under each propane tank or gas cylinder and each generator, which is allocated to the Unit or Units that are benefited by those facilities.

3. The Poland Place Condominium Plan recorded in the Androscoggin County Registry of Deeds in Plan Book 52, at Page 23 shall be amended to add the following to the list of Limited Common Elements on said Plan: the driveways and walkways serving only one unit; the land under each Unit extended out to

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.

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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 expenses of any Limited Common Area which is appurtenant to his/heroutit texcept septic system components, driveway snow removal, and weeding and shrub thimming 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.

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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, 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.

Condommum.

CHRISTOPHER BROWN Notary Public - Maine My Commission Expires Aug 27, 2025 Notary Public

Printed Name:

Commission Expires: