

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, 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. O F F I C I A L
C O P Y C O P Y

4. **Resolved:** 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 own expense, of any Limited Common Area which is appurtenant to his Unit (except septic system components), including keeping it in a clean sanitary condition and free and clear of snow, ice and any accumulation of water.

5. **Resolved:** Section 4 of Article II of the Bylaws is amended by deleting and restating the third sentence as follows:

Thereafter, the Annual Meetings of the Association shall be held in October, as designated by the Board of Directors.

6. **Resolved:** Section 6 of Article II of the Bylaws is amended by deleting and restating in its entirety as follows:

Notice of Meeting: A meeting of the association must be held at least once each calendar year. The Secretary, not less than 10 nor more than 60 days in advance of an Annual or Special Meeting of the Association, shall cause notice to be hand delivered or sent prepaid by United States' mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner or sent by electronic means to any other address, including an e-mail address, specifically designated by the unit owner. The notice of any meeting must state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the declaration or bylaws, any budget changes and any proposal to remove a director or officer.

N O T

N O T

We further certify that the foregoing Amendments amend the Poland Place Condominium Association's Instrument dated January 27, 2007, and recorded in the Androscoggin County Registry of Deeds in Book 7547, Page 1, and re-recorded in the Androscoggin County Registry of Deeds in Book 7561, Page 41, as amended by a Special Amendment to the Declaration of a Condominium for Poland Place Condominium Association, dated October 27, 2008, and re-recorded in the Androscoggin County Registry of deeds in Book 7561, Page 37, and as amended by Special Amendment to the Association's Instrument dated May 11, 2016, and re-recorded in the Androscoggin County Registry of Deeds in Book 9392, Page 145.

Poland Place Condominium
Association

Dated: 11/5/16

Carol Stillman, President
Carol Stillman, President
Brenda Lapierre, Secretary
Brenda Lapierre, Secretary
Pauline Paradis
Pauline Paradis, Treasurer

STATE OF MAINE
ANDROSCOGGIN, SS.

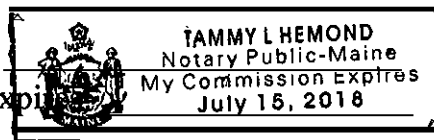
November 5, 2016

Then personally appeared the above-named Carol Stillman, in her capacity as President; Brenda Lapierre, in her capacity as Secretary; and Pauline Paradis, in her capacity as Treasurer of Poland Place Condominium Association, and acknowledged the foregoing instrument to be their free act and deed and that of Poland Place Condominium Association.

Tammy L Hemond
Notary Public

Printed Name:

Commission Expires



SEAL

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS