CERTIFICATION OF SPECIAL AMENDMENTS TO POLAND PLACE CONDOMINIUM ASSOCIATION AND BYLAWS ("THE INSTRUMENT") PROVED 10/7/16

 $_{N}$ O T ANNUAL MEETITING

The undersigned Carol Stiffman, President; Brenda Lapierre, Secretary; and Pauline Paradis, Treasurer of Poland Place Condominium Association, a Maine Non-Profit Corporation with place of Business in Poland, Maine ("The Association"), hereby certify that the following amendments to the Declaration and Bylaws ("The Instrument") were approved by the owners to which 2/3 of the votes of the Association appertain at a duly called Annual Meeting of the Members on October 7, 2016:

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

The Owners of such Units shall each 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.

2. Resolved: Section 4.1(a) of the Declaration is amended to delete and restate the first sentence as follows:

Each Owner shall, at his own expense, keep his Unit and its utility systems, equipment, appurtenances (including those elements of the water system referenced in Section 2.3 above) and other improvements in good order, condition and repair.

- 3. Resolved: Section 4(A) of Article V of the Bylaws is amended by deleting and restated 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 Aof Nthe 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 putside of the Units, and whether now existing or hereafter established as al Common Expense. Of Four Corp 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.

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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 Condominium for Poland Place Condominium Association, dated October 27, 2008, Aand re-recorded in the Androscoggin County Registry of deeds in Book 9561, 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.

Dated: 11/5/16

Poland Place Condominium Association

arol Stillman, President

Brenda Lapierre, Secretary

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.

Notary Public

Printed Name:

Commission E

TAMMY L HEMOND Notary Public-Maine v Commission Expires

July 15, 2018

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