

Worcester South District Registry of Deeds Electronically Recorded Document

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

**AMENDMENT TO THE ANGELL BROOK VILLAGE CONDOMINIUM
TRUST AND BYLAWS**

This Amendment to the Angell Brook Village Condominium Trust (the "Trust") is made this 18th day of November, 2020, by a majority of the Board of Trustees of the Trust (the "Trustees"), who hereby certify and acknowledge that Unit Owners entitled to not less than sixty-seven (67%) of the voting interests in the Trust consented, in writing, to amend the Trust and Bylaws as set forth herein.

WHEREAS, the Angell Brook Village Condominium (the "Condominium"), was created pursuant to M.G.L. c. 183A and established by a Master Deed and Declaration of Trust and Bylaws both dated October 18, 2005, and recorded with the Worcester County Registry of Deeds at Book 37671, Page 240 and Book 37671, Page 257, respectively, as amended;

WHEREAS, Article VII, Section (b) of the Trust provides that the Trust may be amended from time to time by a majority of the Board of Trustees with the consent in writing of sixty-six and two-thirds percent (66 2/3rd%) in interest of Unit Owners;

WHEREAS, Section 33(d) of the Bylaws under the Trust provides that certain amendments, including amendments pertaining to voting rights, require the consent of Unit Owners to whom at least sixty-seven (67%) of the votes in this Trust are allocated;

WHEREAS, the Trustees and Unit Owners desire to authorize the implementation of electronic meetings and voting, of both the Trustees and Unit Owners, in connection with Trust operations;

NOW THEREFORE, pursuant to the power and authority set forth under Article VII of the Trust and Section 33 of the Bylaws, and every other power, the Trust and Bylaws are hereby amended as follows:

1. A new Section 8(d) is hereby added to the Bylaws to read as follows:

"(d). Notwithstanding any provision in the Trust or these Bylaws to the contrary, the Trustees and the Unit Owners may conduct any Trustee meeting or any regularly scheduled, annual or special meeting of the Unit Owners by electronic means (including, by video-conferencing technology or tele-conferencing). In the event that the Trustees determine, in their reasonable discretion, to hold a Unit Owner meeting by electronic means, the Trustees shall notify all Owners of that decision and provide access information to allow all Owners to participate electronically with the meeting notice (which shall be sent in advance of the meeting in compliance with the terms of this Trust). The

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PERKINS & ANCTIL, PC
6 Lyberty Way, Suite 201
Westford, MA 01886

Trustees may also approve the minutes of any meeting through the use of electronic means (including email, video conferencing, fax machine, or PDF files transmitted over the internet).

In addition, the Trustees may elect to permit the Trustees and Unit Owners to vote on matters properly before each such body by mail-in ballot and/or electronic means (including by website, voting software and/or email voting). The Trustees may, from time to time, pursuant to its rule-making authority set forth in this Trust, promulgate and amend policies related to the use and implementation of electronic meetings and voting.”

2. Except as set forth herein, the Trust and Bylaws, as previously amended, are hereby ratified and affirmed.

[Signatures Appear on the Following Page(s)]

IN WITNESS WHEREOF, the undersigned, as the Trustees hereby certify that Unit Owners entitled to not less than sixty-seven (67%) of the voting interests in the Trust consented, in writing, to amend the Trust as set forth above.

Executed under seal this 18th day of November, 2020.

Philip A. Mallet
Printed Name: Philip A. Mallet

Carlton F. Barstow
Printed Name: Carlton F. Barstow

Dennis M. Fitzpatrick
Printed Name: Dennis M. Fitzpatrick

DONALD R. DEAMER Donald R. Deamer
Printed Name: Donald R. Deamer

Robert C. Mercier
Printed Name: Robert C. Mercier

Sharyn A. Beauregard
Printed Name: Sharyn A. Beauregard

Michael J. Moynahan
Printed Name: Michael J. Moynahan

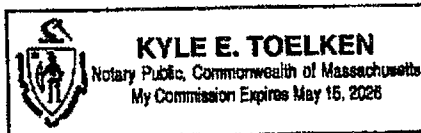
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 18th, 2020

On this 18th day of November, 2020, before me, the undersigned notary public, personally appeared Michael J. Moynahan proved to me through satisfactory evidence of identification, which was MAOL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a duly authorized Trustee of the Angell Brook Village Condominium Trust.

Kyle E. Toelken
Official Signature and Seal of Notary
My Commission Expires: May 15th 2026



ANGELL BROOK VILLAGE CONDOMINIUM
AMENDMENT TO CONDOMINIUM TRUST

UNIT OWNER SIGNATURES
COPY AS NEEDED

Signature and Printed Name:

Unit Number:

Emily Eaton
Print Name: Emily Eaton

151 ABV

Deborah A Pulco
Print Name: Deborah A. Pulco

86 ABV

WALTER BROWN Walter J. Brown
Print Name: WALTER BROWN

108 ABV

Sandra Parady
Print Name: Sandra + Edward Parady

111 ABV

Elisabeth J. Cotton
Print Name: Elisabeth J. Cotton

112 ABV

Barbara A. Mercier
Print Name: Barbara A. Mercier

22 ABV

John J. Staples
Print Name: John (Jack) Staples

20 ABV

ANGELL BROOK VILLAGE CONDOMINIUM
AMENDMENT TO CONDOMINIUM TRUST

UNIT OWNER SIGNATURES
COPY AS NEEDED

Signature and Printed Name:

Unit Number:

Joseph M. Campos

51 AB

Print Name: JOSEPH M. CAMPOS

Peter P. Iannacchino

19 Emily

Print Name: PETER P. IANNACCHINO

Robert C. Braunschweig

118 AB

Print Name: ROBERT C. BRAUNSCHEWIG

Pam Barstow

3 Emily Drive.

Print Name: Pam Barstow

Print Name: _____

Print Name: _____

Print Name: _____