

SECOND AMENDMENT TO THE
SECOND AMENDED AND RESTATED DECLARATION
OF
MT. MANSFIELD COMPANY CONDOMINIUM TOWN HOUSES #1

This Second Amendment to the Second Amended and Restated Declaration of Mt. Mansfield Company Condominium Town Houses #1, and the appendices attached hereto, is made and executed in the Town of Stowe, County of Lamoille, and State of Vermont, this 20th day of December, 2019, by the Mt. Mansfield Company Town House Condominium # 1, Inc., a Vermont non-profit corporation (the "Declarant" or the "Association"), for itself, its successors, grantees, and assigns.

WITNESSETH:

WHEREAS, the Mt. Mansfield Company Condominium Town Houses #1 is governed by and operated pursuant to the Second Amended and Restated Declaration of Mt. Mansfield Company Condominium Town Houses #1 dated September 3, 2015 and recorded at Book 921, Page 69 of the Town of Stowe Land Records (the "Declaration");

WHEREAS, Section III(E) of the Declaration sets forth procedures controlling the addition, maintenance, and administration of Limited Common Elements by the Association;

WHEREAS, Section III(E)(8) of the Declaration provides that: "Annually, or with such other frequency as the Board of Directors deems necessary or appropriate, the Board of Directors shall update or supplement: (a) Appendix D to reflect any additional approvals of Limited Common Elements, and (b) Appendix E to incorporate such additional approvals into the current Limited Common Element Square Footage and Total Expense Percentage of Assessment."


AND WHEREAS, certain Limited Common Elements have been approved by the Board of Directors during 2019 and the Board of Directors now deems it necessary and appropriate to include such Limited Common Elements in Appendices D and E to the Declaration.

NOW THEREFORE, Mt. Mansfield Company Town House Condominium # 1, Inc. does hereby publish and declare that the Second Amended and Restated Declaration of Mt. Mansfield Company Condominium Town Houses #1 shall be amended as follows:

1. The existing Appendix D to the Declaration shall be amended by incorporating those additions or alterations to the Limited Common Elements set forth in the attached "Appendix D – 2019 Supplement."
2. The existing Appendix E to the Declaration shall be stricken and replaced with the attached "Appendix E – Effective December 31, 2019."

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of December, 2019.

Mt. Mansfield Company Condominium
Townhouse #1, Inc.



Robert Page,
President and Duly Authorized Agent

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

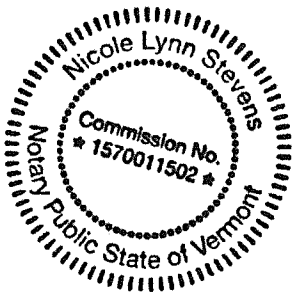
At Stowe, Vermont this 26 day of December, 2019, personally appeared Robert Page, President and Duly Authorized Agent of Mt. Mansfield Company Condominium Townhouse #1, Inc., and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Mt. Mansfield Company Condominium Townhouse #1, Inc.

Before me Nicole Stevens
Notary Public

S E A L

My Commission Expires: 1/31/21

License No. _____



APPENDIX D – 2019 SUPPLEMENT

APPROVED LIMITED COMMON ELEMENTS BY UNIT

<u>UNIT NO.</u>	<u>DESCRIPTION OF APPROVED LCE</u>	<u>LCE DIMENSIONS</u>	<u>ASSESSMENT SQ. FT.</u>
1A	Two-story addition	$19' \times 10' (x 2) = 380$ $7' \times 5' (x 2) = 70$	450 $\frac{131}{581}$ (prior approvals) sq. ft.
7C	Ski locker closet	$3.75' \times 3' = 11.25$ sq ft	11 <hr/> 11 sq. ft.

APPENDIX E – EFFECTIVE DECEMBER 31, 2019

TOTAL EXPENSE PERCENTAGE OF ASSESSMENT

MT. MANSFIELD COMPANY CONDOMINIUM TOWN HOUSES #1

Unit No.	Original Unit Square Footage	Limited Common Elements Square Footage	Total Assessed Square Footage	Total Expense Assessment Percentage
1A	1080	581	1661	2.284952
1B	1300	227	1527	2.100615
1C	630	408	1038	1.427923
2A	1400	214	1614	2.220296
2B	1400	48	1448	1.991939
2C	1400	161	1561	2.147387
3A	1400	67	1467	2.018076
3B	1400	135	1535	2.111620
3C	1400	0	1400	1.925908
4A	1122	101	1223	1.682418
4B	1326	383	1709	2.350983
4C	773	0	773	1.063376
5A	1400	215	1615	2.221672
5B	1400	185	1585	2.180403
5C	1400	217	1617	2.224423
6A	1400	360	1760	2.421141
6B	1400	0	1400	1.925908
6C	1400	455	1855	2.551828
7A	1122	0	1122	1.543477
7B	1326	383	1709	2.350983
7C	773	11	784	1.078508
8A	1122	166	1288	1.771835
8B	1326	278	1604	2.206540
8C	773	9	782	1.075757
9A	1400	179	1579	2.172149
9B	1400	0	1400	1.925908
9C	1400	131	1531	2.106118
10A	1122	46	1168	1.606757
10B	1326	0	1326	1.824110
10C	773	606	1379	1.897019
11A	1400	292	1692	2.327597

11B	1400	391	1791	2.463786
11C	1400	140	1540	2.118498
12A	1122	138	1260	1.733317
12B	1326	205	1531	2.106118
12C	773	70	843	1.159671
13A	1400	102	1502	2.066224
13B	1400	176	1576	2.168022
13C	1400	132	1532	2.107493
14A	1400	0	1400	1.925908
14B	1400	89	1489	2.048340
14C	1400	46	1446	1.989187
15A	1400	135	1535	2.111620
15B	1400	339	1739	2.392252
15C	1400	135	1535	2.111620
16A	1400	89	1489	2.048340
16B	1400	89	1489	2.048340
16C	1400	89	1489	2.048340
17A	1122	134	1256	1.727814
17B	1326	0	1326	1.824110
17C	773	0	773	1.063376

PROPERTY TOTALS

51 64,336 sq. ft. 8,357 sq. ft. 72,693 sq. ft. 100 %

Received for Record at Stowe, VT
 On 01/16/2020 at 12:05:00 PM
 Attest: Lisa Walker, Town Clerk