

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

This First 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 10th day of January, 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 between 2015 and 2018 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 – 2018 Supplement."
2. The existing Appendix E to the Declaration shall be stricken and replaced with the attached "Appendix E – Effective December 31, 2018."

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10 day of January, 2019.

Mt. Mansfield Company Condominium
Townhouse #1, Inc.


George Nelson,
President and Duly Authorized Agent

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Stowe, Vermont this 10th day of January, 2019, personally appeared George Nelson, 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.

S E A L

Before me 
Notary Public

My Commission Expires: 2/10/19

APPENDIX D – 2018 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	Deck	n/a (273 sq. ft.)	
2B	Rear door replacement Rear mudroom	n/a 6'0" x 8'0" = 48	<u>48</u> 48 sq. ft.
5A	Basement egress window	n/a	
5B	Basement egress window	n/a	
6A	Basement egress window Rear door replacement	n/a n/a	
6C	Propane heaters	n/a	
7A	Heat pump condenser and related improvements	n/a	
7B	Radon mitigation system	n/a	
9A	Living room expansion	19'0" x 7'0" = 133	133 <u>46</u> (prior approvals) 179 sq. ft.
9B	Basement egress window	n/a	
10C	Mudroom* Convert previously approved storage area to interior living space*	16'0" x 12'6" = 200 16'0" x 12'6" = 200	200 200

Two story expansion and raising of roof line to allow for kitchen and other interior reconfigurations 12'6" x 7' (x 2) = 175 175

Deck n/a (32' x 8' = 256)

Deck n/a (7' x 11' = 77)

31 (prior approvals)*
606 sq. ft.

*Corrects area calculation from previously approved modification to match as-built measurements

11A Sliding window (5'h x 3'w) n/a

13B Heat pump condenser and related improvements n/a

14A Basement egress window n/a
Replacement windows n/a
Install kitchen vent n/a
Install bathroom vent n/a
Install dryer vent n/a

17B Radon mitigation system n/a
Furnace vent n/a

APPENDIX E – EFFECTIVE DECEMBER 31, 2018

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	131	1211	1.676542
1B	1300	227	1527	2.114021
1C	630	408	1038	1.437036
2A	1400	214	1614	2.234467
2B	1400	48	1448	2.004652
2C	1400	161	1561	2.161092
3A	1400	67	1467	2.030956
3B	1400	135	1535	2.125097
3C	1400	0	1400	1.938199
4A	1122	101	1223	1.693155
4B	1326	383	1709	2.365987
4C	773	0	773	1.070163
5A	1400	215	1615	2.235851
5B	1400	185	1585	2.194318
5C	1400	217	1617	2.238620
6A	1400	360	1760	2.436593
6B	1400	0	1400	1.938199
6C	1400	455	1855	2.568114
7A	1122	0	1122	1.553328
7B	1326	383	1709	2.365987
7C	773	0	773	1.070163
8A	1122	166	1288	1.783143
8B	1326	278	1604	2.220622
8C	773	9	782	1.082623
9A	1400	179	1579	2.186012
9B	1400	0	1400	1.938199
9C	1400	131	1531	2.119559
10A	1122	46	1168	1.617012
10B	1326	0	1326	1.835751
10C	773	606	1379	1.909126
11A	1400	292	1692	2.342452

11B	1400	391	1791	2.479510
11C	1400	140	1540	2.132019
12A	1122	138	1260	1.744379
12B	1326	205	1531	2.119559
12C	773	70	843	1.167073
13A	1400	102	1502	2.079411
13B	1400	176	1576	2.181858
13C	1400	132	1532	2.120944
14A	1400	0	1400	1.938199
14B	1400	89	1489	2.061413
14C	1400	46	1446	2.001883
15A	1400	135	1535	2.125097
15B	1400	339	1739	2.407520
15C	1400	135	1535	2.125097
16A	1400	89	1489	2.061413
16B	1400	89	1489	2.061413
16C	1400	89	1489	2.061413
17A	1122	134	1256	1.738842
17B	1326	0	1326	1.835751
17C	773	0	773	1.070163

PROPERTY TOTALS

51 64,336 sq. ft. 7,896 sq. ft. 72,232 sq. ft. 100 %

Stowe, VT. Record Received

1-11-2019 at 2:50 PM

Lisa A. Walker, Town Clerk