

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

This Third 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 30th day of December, 2020, by the Mt. Mansfield Company Condominium Town Houses #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 Elements Square Footage Expense Percentage of Assessment."

AND WHEREAS, certain Limited Common Elements have been approved by the Board of Directors during 2020 and the Board of Directors now deem it necessary and appropriate to include such Limited Common Elements in Appendices D and E to the Declaration.

NOW THEREFORE, Mt. Mansfield Company 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 – 2020 Supplement."
2. The existing Appendix E to the Declaration shall be stricken and replaced with the attached "Appendix E – Effective December 31, 2020."

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of December, 2020.

Mt. Mansfield Company Town House
Condominium #1, Inc.

Robert Page
Robert Page,
President and Duly Authorized Agent

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Stowe, Vermont, this 30 day of December, 2020, personally appeared Robert Page, President and Duly Authorized Agent of Mt. Mansfield Company Town Houses Condominium #1, Inc. and he acknowledged this instrument, by him subscribed, to be his free act and deed and that of Mt. Mansfield Company Town Houses Condominium #1, Inc.

Before me *Mikayla Geraci*
Notary Public

SEAL



My commission expires: 1/31/21

License No. 1570004186

APPENDIX D – 2020 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>
10B	Air conditioning and boiler	n/a	
14B	Basement egress window	n/a	
	Rear mudroom	6' x 10' = 60 sq. ft	60
			<u>89</u> (prior approvals)
			149 sq. ft.

APPENDIX E – EFFECTIVE DATE DECEMBER 31, 2020

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	2.283067
1B	1300	227	1527	2.098883
1C	630	408	1038	1.426745
2A	1400	214	1614	2.218465
2B	1400	48	1448	1.990296
2C	1400	161	1561	2.145616
3A	1400	67	1467	2.016412
3B	1400	135	1535	2.109879
3C	1400	0	1400	1.924319
4A	1122	101	1223	1.681030
4B	1326	383	1709	2.349044
4C	773	0	773	1.062499
5A	1400	215	1615	2.219840
5B	1400	185	1585	2.178604
5C	1400	217	1617	2.222589
6A	1400	360	1760	2.419144
6B	1400	0	1400	1.924319
6C	1400	455	1855	2.549723
7A	1122	0	1122	1.542204
7B	1326	383	1709	2.349044
7C	773	11	784	1.077619
8A	1122	166	1288	1.770374
8B	1326	278	1604	2.204720
8C	773	9	782	1.074870
9A	1400	179	1579	2.170357
9B	1400	0	1400	1.924319
9C	1400	131	1531	2.104381
10A	1122	46	1168	1.605432
10B	1326	0	1326	1.822605

10C	773	606	1379	1.895454
11A	1400	292	1692	2.325677
11B	1400	391	1791	2.461754
11C	1400	140	1540	2.116751
12A	1122	138	1260	1.731887
12B	1326	205	1531	2.104381
12C	773	70	843	1.158715
13A	1400	102	1502	2.064520
13B	1400	176	1576	2.166234
13C	1400	132	1532	2.105755
14A	1400	0	1400	1.924319
14B	1400	149	1549	2.129122
14C	1400	46	1446	1.987547
15A	1400	135	1535	2.109879
15B	1400	339	1739	2.390279
15C	1400	135	1535	2.109879
16A	1400	89	1489	2.046651
16B	1400	89	1489	2.046651
16C	1400	89	1489	2.046651
17A	1122	134	1256	1.726389
17B	1326	0	1326	1.822605
17C	773	0	773	1.062499

PROPERTY TOTALS

51 64,336 sq. ft. 8,417 sq. ft. 72,753 sq. ft. 100%