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

This Fifth 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 12th day of December, 2022, 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 2022 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 – 2022 Supplement."
2. The existing Appendix E to the Declaration shall be stricken and replaced with the attached "Appendix E – Effective December 31, 2022."

Received for Record at Stowe, VT
On 12/27/2022 at 09:45:00 AM
Attest: Lisa A Walker, Town Clerk

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of December, 2022.

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




John M. Thurgood,
Board Member and Duly Authorized Agent

STATE OF VERMONT)
COUNTY OF LAMOILLE) SS.

At Stowe, Vermont, this 12th day of December, 2022, personally appeared John M. Thurgood, Board Member 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.

SEAL

Before me 
Notary Public

My commission expires: 1/31/23

License No. 157,0000119

APPENDIX D – 2022 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>
17A	2 bedroom, 2 bathroom Addition	672 sq. ft	672 <u>134</u> (prior approvals) 806 sq. ft.

APPENDIX E – EFFECTIVE DATE DECEMBER 31, 2022

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	2.2819382
1B	1300	227	1527	2.0978445
1C	630	408	1038	1.4260396
2A	1400	214	1614	2.2173680
2B	1400	48	1448	1.9893116
2C	1400	161	1561	2.1445548
3A	1400	67	1467	2.0154144
3B	1400	135	1535	2.1088351
3C	1400	0	1400	1.9233675
4A	1122	101	1223	1.6801989
4B	1326	383	1709	2.3478822
4C	773	0	773	1.0619736
5A	1400	215	1615	2.2187418
5B	1400	185	1585	2.1775268
5C	1400	217	1617	2.2214895
6A	1400	360	1760	2.4179478
6B	1400	0	1400	1.9233675
6C	1400	455	1855	2.5484620
7A	1122	36	1158	1.5908997
7B	1326	383	1709	2.3478822
7C	773	11	784	1.0770858
8A	1122	166	1288	1.7694981
8B	1326	278	1604	2.2036297
8C	773	9	782	1.0743382
9A	1400	179	1579	2.1692838
9B	1400	0	1400	1.9233675
9C	1400	131	1531	2.1033398
10A	1122	46	1168	1.6046381

10B	1326	0	1326	1.8217038
10C	773	606	1379	1.8945170
11A	1400	292	1692	2.3245271
11B	1400	391	1791	2.4605366
11C	1400	140	1540	2.1157043
12A	1122	138	1260	1.7310308
12B	1326	205	1531	2.1033398
12C	773	70	843	1.1581420
13A	1400	102	1502	2.0634986
13B	1400	176	1576	2.1651623
13C	1400	132	1532	2.1047136
14A	1400	0	1400	1.9233675
14B	1400	149	1549	2.1280688
14C	1400	46	1446	1.9865639
15A	1400	135	1535	2.1088351
15B	1400	339	1739	2.3890973
15C	1400	135	1535	2.1088351
16A	1400	89	1489	2.0456388
16B	1400	89	1489	2.0456388
16C	1400	89	1489	2.0456388
17A	1122	806	1928	2.6487519
17B	1326	0	1326	1.8217038
17C	773	0	773	1.0619736

PROPERTY TOTALS

51 64,336 sq. ft. 9,125 sq. ft. 73,461 sq. ft. 100%