

**THIRD AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION AND BYLAWS OF THE  
MOUNTAIN GLEN CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, the Mountain Glen Homeowners Association, Inc. (hereinafter referred to as "Declarant"), representing the Unit Owners of the Mountain Glen Condominium, is governed by the terms of the Amended and Restated Declaration of Mountain Glen Condominium, dated July 7, 2009, and recorded July 14, 2009 at Book 752, Pages 311-358 of the Town of Stowe Land Records (hereinafter referred to as the "Declaration") as the same has heretofore been amended;

WHEREAS, the Amended and Restated Bylaws of the Mountain Glen Homeowners Association, Inc. are attached to the Declaration as Appendix C (hereinafter referenced to as the "Bylaws");

WHEREAS, Section 2.06 of the Bylaws provides that "The vote to which each Unit Owner is entitled shall be the percentage of undivided interest appertaining to his or her Unit under the Amended and Restated Declaration" and Section 5.01 of the Bylaws provides that "These Bylaws may be amended by vote of Unit Owners holding at least Sixty Seven Percent (67%) of the undivided interests in the Common Areas and Facilities";

AND WHEREAS, the following amendment to the Bylaws were approved by vote of at least Sixty Seven Percent (67%) of Owners, based on the corresponding percentage of ownership in the Common Areas and Facilities as shown in Appendix B of the Declaration at a meeting duly held in accordance with the provisions of the Declaration and the Bylaws of The Mountain Glen Homeowners Association, Inc.

NOW, THEREFORE, the Mountain Glen Homeowners Association, Inc. hereby declares that the following provisions of the Bylaws shall be amended by inserting or adding the underlined text and deleting or eliminating the stricken text:

a. Section 3.02(l) of the Bylaws shall be amended as follows:

- (l) Keep books with detailed accounts in chronological order of the receipts and expenditures affecting the Property and the administration of the Condominium specifying the expenses of maintenance and repair of the Common Elements and any other expenses incurred. Such books and vouchers accrediting the entries thereupon shall be available for examination by the Unit Owners, their duly authorized agents, or attorneys during general business hours on working days at the times and in the manner set and announced by the Board of Directors for the general knowledge of the Unit Owners. All books and records shall be kept in accordance with good accounting practices, and the same shall be audited ~~at least every five years, beginning in 2020, with such frequency as the Board of~~ Directors may deem necessary or appropriate, or upon the affirmative vote of the Unit Owners at a duly warned meeting of the Association, by an independent accountant retained by the Board of Directors who shall not be a

resident of the Condominium or a Unit Owner. The cost of such audit shall be a Common Expense.

This Third Amendment to the Amended and Restated Declaration and Bylaws of the Mountain Glen Condominium Homeowners Association, Inc. shall take effect upon recording in the Stowe Land Records.

IN WITNESS WHEREOF, the undersigned Declarant has executed this instrument on this 23<sup>rd</sup> day of April, 2025.

IN THE PRESENCE OF:

MOUNTAIN GLEN HOMEOWNERS  
ASSOCIATION, INC.

C Burchall  
Witness

[Signature]  
By: John David Gibbons,  
Duly Authorized Agent

BRITISH OVERSEAS TERRITORY OF BERMUDA

PEMBROKE PARISH

At Hamilton, Bermuda, this 23<sup>rd</sup> day of April, 2025, personally appeared John David Gibbons, Duly Authorized Agent of the Mountain Glen Homeowners Association, Inc. and he acknowledged this instrument to be his free act of deed and that of the Mountain Glen Homeowners Association, Inc.

Before me [Signature]  
Notary Public  
My Commission Expires: does not expire

Don S. Laurenceo  
Notary Public  
4 Burnaby Street  
P.O. Box HM 3014  
Hamilton HM MX  
Bermuda

Date: 23 April 2025  
MY COMMISSION DOES NOT EXPIRE

SEAL

