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**CERTIFICATE OF VOTE AND RESOLUTION OF THE BOARD OF TRUSTEES
OF THE QUAIL RUN CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is entered into this 15th day of December, 2008 by the duly authorized Board of Trustees of the Quail Run Condominium Trust.

WHEREAS, the Quail Run Condominium Trust was created pursuant to a Master Deed and Declaration of Trust recorded with the Middlesex South District Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, respectively, as amended; and

WHEREAS, Article V, §1(e) and Article VI, §11 of the Declaration of Trust, as amended by an Instrument of Amendment recorded at Book 23079, Page 415 authorizes the Board of Trustees to adopt Rules and Regulations regarding the use of the Condominium and each Unit Owner's Unit and the establishment of fines.

NOW THEREFORE, the Board of Trustees of the Quail Run Condominium Trust, acting pursuant to the authority contained in Articles III and V of the Declaration of Trust and pursuant to a duly authorized meeting and quorum as set forth therein, do hereby amend the Administrative Rules and Regulations of the Quail Run Condominium Trust as follows:

- I. The Board of Trustees hereby amends the Rules and Regulations recorded on December 7, 1989 at Book 20347, Page 079 by adding the following sentence at the end of Section 1 thereto:

An additional monthly charge of Fifty and 00/100 Dollars (\$50.00) will be assessed to any Unit Owners remaining overdue for two (2) months, with each month constituting a separate and independent offense thereto.

- II. The Board of Trustees hereby amends the Rules and Regulations recorded on May 11, 1993 at Book 23169, Page 418 by deleting the first sentence Article VII, §2 in its entirety and placing the following in its stead:

PERKINS & ANCTIL, P.C.
73 Princeton Street, Suite 306
N. Chelmsford, MA 01863-1558

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The account of any unit owner which remains unpaid for more than ten (10) days from the first day of the month may be referred for collection to an attorney chosen by the Trustees.

In all other respects, the Rules and Regulations of the Quail Run Condominium Trust are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Board of Trustees has set their respective hands and seals on the date and year first above written.

BOARD OF TRUSTEES,
QUAIL RUN CONDOMINIUM TRUST

Richard A. Casper
RICHARD A. CASPER
John W. Deasy
JOHN W. DEASY JR.

Joel Alpert
Joel Alpert

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss:

December 1, 2008

On this 1st day of December, 2008, before me, the undersigned notary public, personally appeared Richard Casper, Joel Alpert, John W. Deasy, and _____, and _____, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as the duly authorized Board of Trustees of the Quail Run Condominium Trust.

David Rang Mussen
Official signature and seal of notary.

My Commission Expires: 12/14/2012

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST
Eugene Co. Bruner
REGISTRAR

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

December 1, 2008

On this 1st day of December, 2008, before me, the undersigned notary public, personally appeared Richard Clarke, Joel Alpert, John W. Deasy, Jr., and _____, proved to me through satisfactory evidence of identification, which was ~~known personal knowledge~~ to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the duly authorized Board of Trustees of the Quail Run Condominium Trust.

David Lang Musser
Official signature and seal of notary

My Commission Expires: 12/14/2012

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

Eugene C. Brune
REGISTER