

Randolf Place Condominium Trust
Amendment to Declaration of Trust and By-Laws


At a meeting of the Trustees of Randolph Place Condominium held on the 8 day of February, 2001, a quorum being present, upon motion duly made and seconded it was by a unanimous vote of the Trustees :

Voted to amend the Declaration of Trust and By-Laws by amending Article V- Trustees, Paragraph 1 by substitution of the number "five (5)" for the number "four (4)" in the second line thereof.

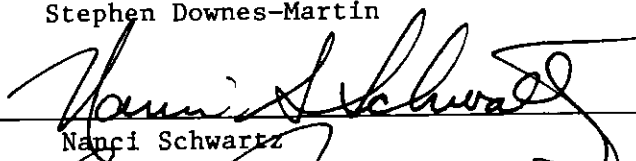
The Trustees hereby also certify that they have obtained the consent in writing by the owners of more than sixty-six and two thirds per cent (66 2/3%) of the beneficial interests of Unit Owners of the Randolph Place Condominium:

Executed under seal this 19 day of April, 2001.

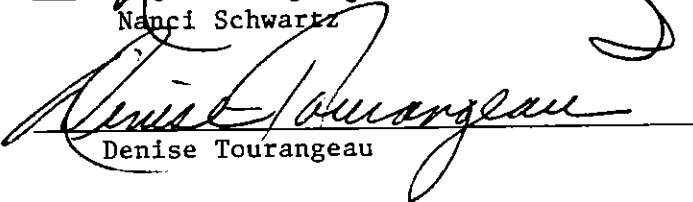
Trustees of the Randolph Place Condominium Trust



Stephen Downes-Martin



Nanci Schwartz

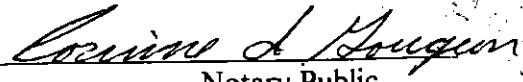


Denise Tourangeau

THE COMMONWEALTH OF MASSACHUSETTS

, SS. April, 19, 2001

Then personally appeared the above named Trustees and acknowledged the foregoing instrument to be his/her/their free act and deed,

Before me, 
_____, Notary Public

My Commission Expires:
Corinne I. Gougeon, Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/21/2007

Randolf Place Condominium Trust
Amendment to Rules and Regulations

At a meeting of the Trustees of Randolph Place Condominium held on the 14 day of December 2001, a quorum being present, upon motion duly made and seconded it was by a unanimous vote of the Trustees :

Voted to amend the Rules and Regulations as follows:

Article THREE of the Rules and Regulations is hereby deleted in its entirety and replaced as follows:

“THREE. Pets. No new dogs will be allowed. All current dogs are grandfathered in. If a grandfathered dog dies, the owner may replace it. When a dog owner sells a unit, the new buyer does not purchase the right to keep a dog in the unit. Owner occupied units may have two indoor cats. Special pets used to aid disabled people will be permitted upon receipt of proper medical documentation describing the need. Renters are not allowed to have pets except where a special pet is necessary. See Master Deed, Paragraph 7(G) of the Condominium Documents.”

The Following Articles are added:

“ Deck Screens. No screening of decks will be allowed. Master deed, Paragraph 7(H) of the Condominium Documents.”

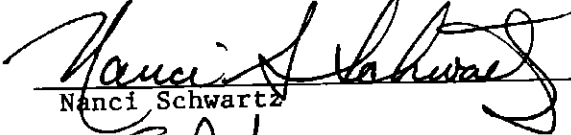
“Move-in/Move-out Fee: A \$75.00 move-in/move-out fee will be charged each time someone moves in. The unit owner will be responsible for the fee, due when the owner or a new tenant moves in. This fee covers making good the additional wear and tear created by the move. Excessive damage caused during a move is not covered by this fee. Such damage is dealt with on an individual basis, the same as though the damage was caused at any other time.”

“The monthly condominium fee includes paying for building maintenance and making good normal wear and tear. Any additional damage to the fabric of the building or common areas must be paid for by the person causing the damage. Owners are responsible for paying for damage caused by their guests and their tenants.”

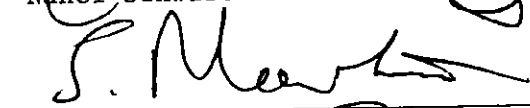
“Any resident who wishes to keep a barbecue grill on his or her balcony must register with the Association by filling out the proper Request Form and submitting it to the management company. Residents who have grills are required to keep a fire extinguisher on their balconies at all times.”

Executed under seal this 19 day of April, 2001.

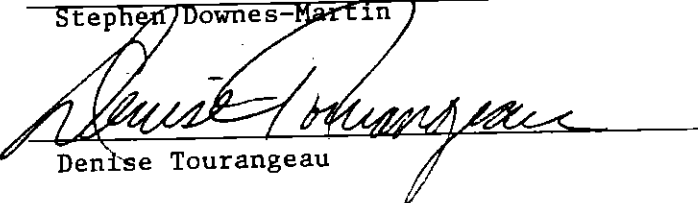
Trustees of the Randolph Place Condominium Trust



 Nanci Schwartz



 Stephen Downes-Martin



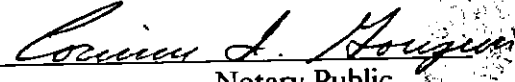
 Denise Tourangeau

THE COMMONWEALTH OF MASSACHUSETTS

, SS.

April 19, 2001

Then personally appeared the above named Trustees and acknowledged the foregoing instrument to be his/her/their free act and deed,

Before me, 
 _____, Notary Public

My Commission Expires:
Corinne I. Gougeon, Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/21/2007

Randolph Place Condominium

Certificate of Delegation of Authority to Execute Certificates under Massachusetts General Laws Chapter 183A, Section 6(d)

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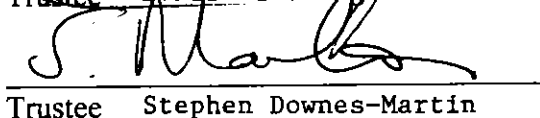
Reference is hereby made to that certain Declaration of Trust and By-Laws dated February 5, 1987, as may be amended, recorded with the Hampshire County Registry of Deeds, Book 2743, Page 86 which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Randolph Place Condominium Trust, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, By Master Deed dated February 5, 1987, recorded with the Franklin County Registry of Deeds, Book 2743, Page 86, as may be amended.

We the undersigned, being a majority of the Trustees of said Randolph Place Condominium Trust, acting pursuant to our authority as contained in Article Two of said Declaration of Trust and Massachusetts General Laws Chapter 183A, s.10(1), do hereby designate and empower the following person(s), and each of them, who hold the here listed positions, to execute Certificates pursuant to Massachusetts General Laws Chapter 183A, Section 6(d):

Corinne Gougeon, Property Manager, Congate Enterprises Inc., managing agent
David Gates, President, Congate Enterprises Inc., managing agent.


Trustee Nanci Schwartz


Trustee Denise Tourangeau


Trustee Stephen Downes-Martin

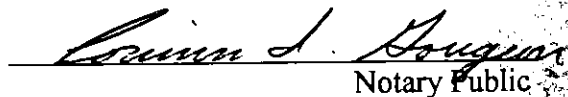
Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE ss.

April 19, 2001.

Then personally appeared before me the above named Trustees and acknowledged the foregoing to be their free act and deed.


Notary Public

My Commission Expires:
Corinne I. Gougeon, Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/21/2007

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RANDOLPH PLACE CONDOMINIUM

RESIGNATION OF TRUSTEE

Reference is hereby made to that certain Declaration of Trust dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Randolph Place Condominium Trust, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended.

The undersigned, Shlomit Cheyette, having been heretofore duly designated by the declarant as Trustee of the said Randolph Place Condominium Trust, hereby resigns as a Trustee thereof, effective Nov 30, 2000.

WITNESS my hand and seal this 28 day of Nov, 2000.

Shlomit Cheyette

THE COMMONWEALTH OF MASSACHUSETTS

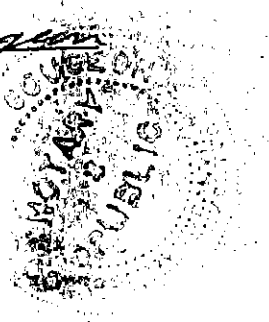
HAMPSHIRE, SS.

Then personally appeared before me the above named Shlomit Cheyette and acknowledged the foregoing to be their free act and deed.

Corinne I. Gougeon

Notary Public

Corinne I. Gougeon, Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/21/2007



RANDOLPH PLACE CONDOMINIUM

ACCEPTANCE

I, *Joyce R Predmore* hereby accept the aforesaid Appointment as Trustee(s) of Randolph Place Condominium Trust.

Joyce R Predmore
Joyce Predmore

THE COMMONWEALTH OF MASSACHUSETTS

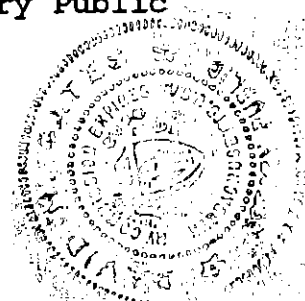
HAMPSHIRE, ss.

Then personally appeared the above named Unit Owners and the above-named Joyce R. Predmore who acknowledged the foregoing instrument to be their free act and deed, before me,

David H. Gates
Notary Public

My Commission Expires:

DAVID H. GATES
NOTARY PUBLIC
My Commission Expires July 18, 2003



Reference is hereby made to that certain Declaration of Trust dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Randolph Place Condominium Trust, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended.

RANDOLPH PLACE CONDOMINIUM

ACCEPTANCE

I, Denise Tourangeau hereby accept the aforesaid Appointment as Trustee(s) of Randolph Place Condominium Trust.

Denise Tourangeau
DENISE TOURANGEAU

THE COMMONWEALTH OF MASSACHUSETTS

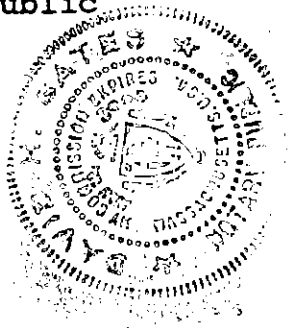
HAMPSHIRE, ss.

Then personally appeared the above named Unit Owners and the above-named DENISE TOURANGEAU who acknowledged the foregoing instrument to be their free act and deed, before me,

David H. Gates
Notary Public

My Commission Expires:

DAVID H. GATES
NOTARY PUBLIC
My Commission Expires July 10, 2003



Reference is hereby made to that certain Declaration of Trust dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Randolph Place Condominium Trust, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated February 5, 1987, and recorded with the Hampshire County Registry of Deeds in Book 2911, Page 17, as may be amended.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE

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