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QUAIL RUN CONDOMINIUM TRUST

AMENDMENT TO THE RULES AND REGULATIONS

DECK MAINTENANCE RESOLUTION

The undersigned, being a majority of the Board of Trustees of the Quail Run Condominium Trust ("the Board"), the organization of unit owners of the Quail Run Condominium ("the Condominium"), under Master Deed and Declaration of Trust dated January 28, 1987 and recorded with the Middlesex South District Registry of Deeds in Book 17820, Page 242, and Book 17820, Page 266, respectively as amended, do hereby adopt the following administrative resolution as a clarification to the Condominium's By-Laws pursuant to Article VI, Section 11 of the Declaration of Trust:

WHEREAS, the Board is empowered to oversee the administration and operation of the Condominium in accordance with the terms and conditions of its constituent documents, which operation includes the authority to regulate common areas including decks attached to various Condominium units;

WHEREAS Section 2, Article V of the Declaration of Trust places responsibility for deck repairs, replacement and maintenance upon each unit owner;

WHEREAS Section 3, Article V of the Declaration of Trust places responsibility for periodic staining and/or sealing of the deck planking upon the Board;

WHEREAS wooden deck planking deteriorates even when subjected to reasonable maintenance cycles.

NOW, THEREFORE, BE IT RESOLVED, that the following, rules, regulations and procedures shall be applicable:

1. THE BOARD will discharge its responsibility for staining and/or sealing deck planking once every three years as has been the prevailing precedent over prior years, subject to Paragraph 3 below.
2. UNIT OWNERS may perform additional staining and/or sealing to prolong the useful life of existing planking consistent with the procedures and materials used by the Board.
3. THE BOARD will make a determination as to when decks have deteriorated to the point where further staining and/or sealing is not productive and will notify unit owners that Board maintenance will no longer be performed.
4. THE BOARD will notify and require unit owner to replace existing decking if a safety issue is deemed to exist and, for visible lower decks, when appearance is no longer acceptable.

Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Park, Suite 107
Braintree, Massachusetts 02144

5. UNIT OWNERS may replace deck planking with the same materials but are encouraged to convert to weather resistant planking in accordance with specifications as set forth in the Unit Owners Handbook.

SO RESOLVED.

EXECUTED as a sealed instrument this 2nd day of December, 2009

RA Clarke, CHIA
)
Walter B. Aime
)
John W. Dwyer
)

)

AS TRUSTEES OF THE QUAIL
RUN CONDOMINIUM TRUST
AND NOT INDIVIDUALLY

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 2 day of December, 2009, before me, the undersigned notary public, personally appeared Richard Clarke, Walter Howe and John Deasy, proved to me through satisfactory evidence of identification, being (check whichever applies): _____ driver's license, or other state or federal governmental bearing a photographic image, _____ oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose, as Trustee of said Quail Run Condominium Trust

Kathleen Asmar

Notary Public

My Commission Expires:

2-28-2014

Print Notary Public's Name: Kathleen Asmar

Qualified in the Commonwealth of Massachusetts