



2020 00027679

Bk: 13908Pg: 125 Page: 1 of 8

Recorded: 12/21/2020 02:46 PM

THIRD AMENDMENT TO OLD SCHOOL COMMONS CONDOMINIUM TRUST

17, 25 & 35 NEW SOUTH STREET
NORTHAMPTON, MA 01060

This Amendment to the Declaration of Trust of the Old School Commons Condominium (the "Condominium") is made, signed and acknowledged this 15th day of December, 2020 by the Board of Trustees of the Old School Commons Condominium Trust who hereby certify that this Amendment was adopted on the 29th day of September, 2020 with the consent in writing of Unit Owners entitled to at least **fifty-one percent (51%)** of the beneficial interest in the Old School Commons Condominium Trust pursuant to Article V, Section 5.15 and every other power of the Declaration of Trust dated September 5, 2003, and recorded with the Hampshire County Registry of Deeds at Book 7449, Page 45 (as previously amended, the "Declaration of Trust").

WHEREAS, Article VII, Section 7.1 of the Declaration of Trust provides that the Declaration of Trust may be amended by the Trustees with the consent in writing of Unit Owners entitled to at least **fifty-one percent (51%)** of the beneficial interest in the Old School Commons Condominium Trust;

NOW THEREFORE, pursuant to the power and authority set forth in the Declaration of Trust and M.G.L. c. 183A et. seq., the Declaration of Trust is hereby amended as follows:

1. Article V of the Declaration of Trust is amended by adding the following new Article V, Section 5.15.3:

Section 5.15.3: Electronic Meetings:

- (a) Notwithstanding any provision in this Trust to the contrary, the Trustees and the Unit Owners may conduct any Trustee meeting or any regularly scheduled, annual or special meeting of the Unit Owners by electronic means (including, by video-conferencing technology or tele-conferencing). In the event that the Trustees determine, in their reasonable discretion, to hold a Unit Owner meeting by electronic means, the Trustees shall notify all Owners of that decision and provide access information to allow all Owners to participate electronically with the meeting notice (which shall be sent in advance of the meeting in compliance with the terms of this Trust). The Trustees may also approve the minutes of any meeting through the use of electronic means (including email, video conferencing, fax machine, or PDF files transmitted over the internet).
- (b) In addition, the Trustees may elect to permit the Trustees and Unit Owners to vote on matters properly before each such body by electronic means (including by website, voting software and/or email voting). The Trustees may, from time to time, pursuant to its rule-making authority set forth in this Trust, promulgate and amend policies related to the use and implementation of electronic meetings and voting.

2. In all other respects, the Declaration of Trust, as previously amended, is hereby ratified, and affirmed.

IN WITNESS WHEREOF, as of the date first written above, the undersigned, being duly authorized Board of Trustees of the Old School Commons Condominium Trust, hereby state under oath that Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest in the Old School Commons Condominium Trust have consented in writing to the adoption of this Amendment.

BOARD OF TRUSTEES

OLD SCHOOL COMMONS CONDOMINIUM TRUST

Barbara Hurley
Barbara Hurley

Hampshire, ss:

On this 15th day of December, 2020, before me the undersigned notary public, personally appeared Barbara Hurley, proved to me through satisfactory evidence of identification, which was ✓ my personal knowledge, _____ state drivers license, to be the person who signed and acknowledged to me that he or she signed it voluntarily for its stated purpose, as the duly authorized members of the Board of Trustees of the Old School Commons Condominium Trust.



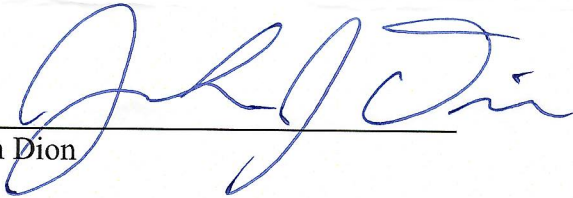
Thomas Vincent
Thomas P. Vincent, Notary Public
My Commission Expires: 09/23/2027

2. In all other respects, the Declaration of Trust, as previously amended, is hereby ratified, and affirmed.

IN WITNESS WHEREOF, as of the date first written above, the undersigned, being duly authorized Board of Trustees of the Old School Commons Condominium Trust, hereby state under oath that Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest in the Old School Commons Condominium Trust have consented in writing to the adoption of this Amendment.

BOARD OF TRUSTEES

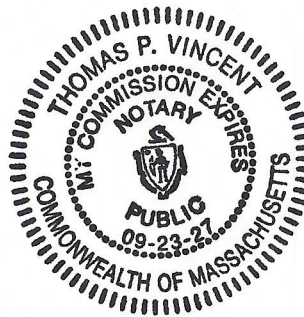
OLD SCHOOL COMMONS CONDOMINIUM TRUST




John Dion

Hampshire, ss:

On this 15th day of December, 2020, before me the undersigned notary public, personally appeared John Dion, proved to me through satisfactory evidence of identification, which was ✓ my personal knowledge, _____ state drivers license, to be the person who signed and acknowledged to me that he or she signed it voluntarily for its stated purpose, as the duly authorized members of the Board of Trustees of the Old School Commons Condominium Trust.





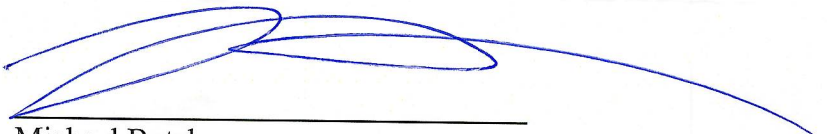
Thomas P. Vincent, Notary Public
My Commission Expires: 09/23/2027

2. In all other respects, the Declaration of Trust, as previously amended, is hereby ratified, and affirmed.

IN WITNESS WHEREOF, as of the date first written above, the undersigned, being duly authorized Board of Trustees of the Old School Commons Condominium Trust, hereby state under oath that Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest in the Old School Commons Condominium Trust have consented in writing to the adoption of this Amendment.

BOARD OF TRUSTEES

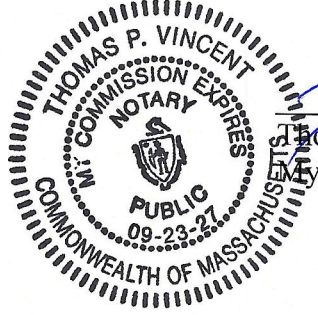
OLD SCHOOL COMMONS CONDOMINIUM TRUST




Michael Butchen

Hampshire, ss:

On this 15th day of December, 2020, before me the undersigned notary public, personally appeared Michael Butchen, proved to me through satisfactory evidence of identification, which was ✓ my personal knowledge, _____ state drivers license, to be the person who signed and acknowledged to me that he or she signed it voluntarily for its stated purpose, as the duly authorized members of the Board of Trustees of the Old School Commons Condominium Trust.





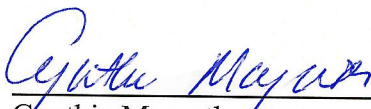
Thomas P. Vincent, Notary Public
Commission Expires: 09/23/2027

2. In all other respects, the Declaration of Trust, as previously amended, is hereby ratified, and affirmed.

IN WITNESS WHEREOF, as of the date first written above, the undersigned, being duly authorized Board of Trustees of the Old School Commons Condominium Trust, hereby state under oath that Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest in the Old School Commons Condominium Trust have consented in writing to the adoption of this Amendment.

BOARD OF TRUSTEES

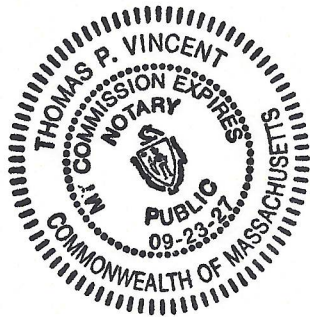
OLD SCHOOL COMMONS CONDOMINIUM TRUST




Cynthia Magrath

Hampshire, ss:

On this 16th day of December, 2020, before me the undersigned notary public, personally appeared Cynthia Magrath, proved to me through satisfactory evidence of identification, which was _____ my personal knowledge, ✓ state drivers license, to be the person who signed and acknowledged to me that he or she signed it voluntarily for its stated purpose, as the duly authorized members of the Board of Trustees of the Old School Commons Condominium Trust.





Thomas P. Vincent, Notary Public
My Commission Expires: 09/23/2027

2. In all other respects, the Declaration of Trust, as previously amended, is hereby ratified, and affirmed.

IN WITNESS WHEREOF, as of the date first written above, the undersigned, being duly authorized Board of Trustees of the Old School Commons Condominium Trust, hereby state under oath that Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest in the Old School Commons Condominium Trust have consented in writing to the adoption of this Amendment.

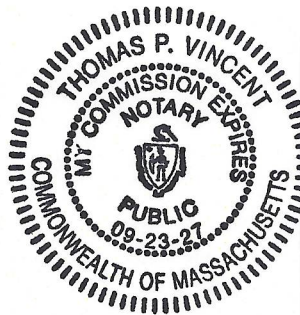
BOARD OF TRUSTEES

OLD SCHOOL COMMONS CONDOMINIUM TRUST

Michael Gove
Michael Gove

Hampshire, ss:

On this 16th day of December, 2020, before me the undersigned notary public, personally appeared Michael Gove, proved to me through satisfactory evidence of identification, which was ✓ my personal knowledge, _____ state drivers license, to be the person who signed and acknowledged to me that he or she signed it voluntarily for its stated purpose, as the duly authorized members of the Board of Trustees of the Old School Commons Condominium Trust.



Thomas P. Vincent
Thomas P. Vincent, Notary Public
My Commission Expires: 09/23/2027

ATTEST: HAMPSHIRE, *Mary Olberding*, REGISTER
MARY OLBERDING