



2019 00000981

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**AMENDMENT TO THE DECLARATION OF TRUST OF THE
OLD SCHOOL COMMONS CONDOMINIUM**

This Amendment to the Declaration of Trust of the Old School Commons Condominium (the "Condominium") is made, signed and acknowledged this 17th day of January, 2019, by the Board of Trustees of the Old School Commons Condominium Trust who hereby certify that this Amendment was adopted 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 VII, Section 7.1 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, Section 5.13(4) of the Declaration of Trust is deleted in its entirety and replaced with the following new Article V, Section 5.13(4):

"(b) Pets: Each Owner may keep one pet in his or her Unit and shall comply with the terms of this section and with the Rules and Regulations, as they may be amended by the Board of Trustees from time to time. In addition, with the prior written approval of the Board of Trustees, a tenant of no less than one year's occupancy and in good standing may be permitted to maintain a pet in the Unit during the tenancy. In the case of a tenant, the Owner of said Unit has the right to accept or deny pets, and the Owner's consent shall be a condition to the grant of any Trustee approval under this section. Each Unit Owner must contact the Property Manager with the tenant's request to maintain a pet and the Property Manager will present the request for Trustees' approval. Violations of any applicable rules and regulations regarding pets or nuisances will be fined directly to the Unit account. All pets must be licensed with the City of Northampton, as applicable, and registered with the Trust. Unit Owners who have more than one pet living within a Unit at the time of the adoption of this amendment shall be grandfathered from the one-pet limitation during the balance of the pets' lifetimes. Upon the demise of one or more pets, however, each Owner will then be held to limitation stated above. Guest pets are allowed ONLY if the one pet per Unit rule will not be exceeded by their presence.

In all instances, pets shall be kept in a manner consistent with the Rules and Regulations, as amended from time to time."

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 at least a majority of the 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

[Signature]

Print Name: EURIPEDES DE OLIVEIRA
Euripedes De Oliveira

[Signature]

Print Name: Susan Schwallenberg
Susan Schwallenberg

[Signature]

Print Name: Jane Dion
Jane Dion

[Signature]

Print Name: James D. Flatten
James Davin Flatten

[Signature]

Print Name: Michael S. Gove
Michael Gove

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss:

JANUARY 17, 2019

On this 17 day of JANUARY, 2019, before me, the undersigned notary public, personally appeared Euripedes De Oliveira, Susan Schwallenberg and Jane Dion, proved to me through satisfactory evidence of identification, which was person knowledge, to be a person who signed his/her name on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose, as the duly authorized Board of Trustees of the Old School Commons Condominium Trust.

[Signature]

Official Signature and Seal of Notary
My Commission Expires:



LISA M. NAWROCKI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 31, 2019

ATTEST: HAMPSHIRE, Mary Colberding, REGISTER
MARY COLBERDING