

Hampshire County Registry of Deeds
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Document Number	: 8386
Document Type	: AMEND
Recorded Date	: June 11, 2024
Recorded Time	: 09:53:51 AM
Recorded Book and Page	: 15154 / 12
Number of Pages(including cover sheet)	: 6
Receipt Number	: 428061
Recording Fee	: \$105.00

Hampshire County Registry of Deeds
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Northampton, MA 01060
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**WILDWOOD COURT CONDOMINIUM III ASSOCIATION
AMENDMENTS TO THE BY-LAWS**

Reference is hereby made to those certain By-Laws dated December 12, 1997, and recorded with the Hampshire County Registry of Deeds ("Registry") in Book 5259, Page 301, which By-Laws established, pursuant to Massachusetts General Laws, Chapter 183A, the Wildwood Court Condominium III Association ("Association"), being the organization of Unit Owners of the Wildwood Court Condominium III (the "Condominium"), a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated December 12, 1997, and recorded with said Registry in Book 5259, Page 291.

WHEREAS, the Condominium is subject to a Declaration of Easements, Restrictions and Obligations dated July 31, 1995, and recorded with the Registry in Book 4707, Page 158 (the "Declaration");

WHEREAS, Wildwood Court Management, Inc. (the "Company") was created by the filing of Articles of Organization with the Massachusetts Secretary of State's office on April 21, 1998;

WHEREAS, pursuant to the Operating Agreement of the Company, which are dated March 25, 1998, and recorded with the Registry in Book 5360, Page 139, the Company was organized for the purpose of managing the affairs of the Association, as well as, the affairs of Wildwood Court Condominium I Association and Wildwood Court Condominium II Association;

WHEREAS, pursuant to Article X of the By-Laws of the Association, the By-Laws may be amended with the approval of sixty-six (66%) percent of the votes of the entire membership of the Association at a meeting called for such purpose;

WHEREAS, the Unit Owners entitled to at least sixty-six (66%) of the votes of the Association have approved an amendment to the By-Laws to confirm that Wildwood Court Management, Inc. shall be considered the organization of unit owners of the Wildwood Court Condominium III for all intents and purposes.

NOW THEREFORE said By-Laws are hereby amended in accordance with the provisions of Article X as follows:

1. Article II of the By-Laws is amended by deleting it in its entirety and replacing it with the following:

ARTICLE II. PURPOSE:

A condominium known as Wildwood Court Condominium III has been created pursuant to its Master Deed dated December 12, 1997, and recorded with said Hampshire Registry of Deeds in Book 5259, Page 291. The documents creating the condominium provide for the ownership, operation, management, maintenance and use of the units within the property together with certain other improvements. The Wildwood Court Management, Inc., created by the filing of Articles of Organization with the Massachusetts Secretary of State's office on April 21, 1998, and an Operating Agreement, dated March 25, 1998, which Operating Agreement is recorded with the Registry in Book 5360, Page 139, shall be deemed to be the organization of unit owners of the Wildwood Court Condominium III pursuant to MGL Chapter 183A, the Master Deed, and the By-Laws, and shall administer the affairs of the Wildwood Court Condominium III. In connection with the foregoing, all rights and powers with the respect to the common areas and all property related to the Condominium shall vest with the Wildwood Court Management, Inc.

2. Section 1 of Article VI of the By-Laws is amended by deleting it in its entirety and replacing it with the following:
 1. The business and affairs of the Association shall be managed by Wildwood Court Management, Inc., acting by and through its Officers and Board of Managers.

[SIGNATURES PAGES TO FOLLOW.]

IN WITNESS WHEREOF we, the undersigned being at least sixty-six (66%) of the votes of the entire membership of Wildwood Court Condominium III Association, hereby approve of the above-noted amendments to the By-Laws, and further confirm a meeting of the Association was held on 31 May 2024, 2024, for the purpose of adopting these amendments to the By-Laws, and the notice of said meeting included notice of the subject matter of the amendments.

Owner(s) of Unit 48A

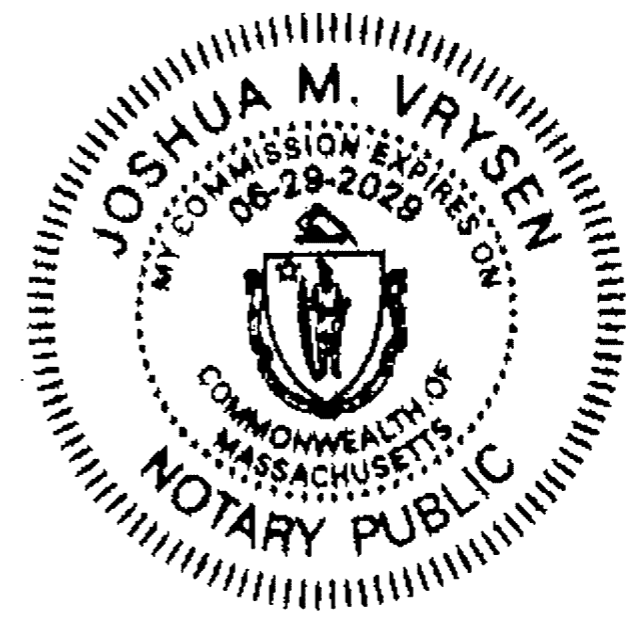
Kathleen C. Larsen
Kathleen C. Larsen

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31st, 2024, before me, the undersigned notary public, personally appeared Kathleen C. Larsen proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document 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 name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

Joshua M. Vrysen
Notary Public
My Commission Expires: 06-29-2029



Owner(s) of Unit 48B

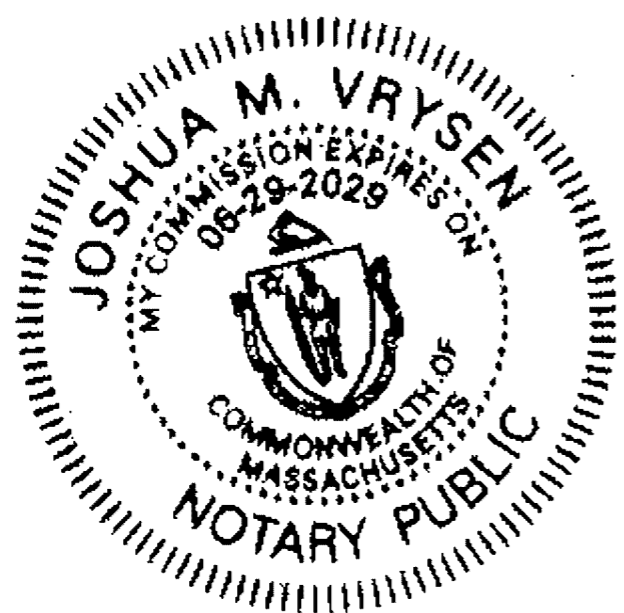
Donald Rowland Aertker, Jr.
Donald Rowland Aertker, Jr.

Eileen Kavy
Eileen Kavy

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31st, 2024, before me, the undersigned notary public, personally appeared Donald Rowland Aertker, Jr. and Eileen Kavy proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document 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 name is signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose.



Joshua M. Vrysen
Notary Public
My Commission Expires: 06-29-2029

Owner(s) of Unit 48C

Eileen Buckowski
Eileen Buckowski

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31st, 2024, before me, the undersigned notary public, personally appeared Eileen Buckowski proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document 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 name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

Joshua M. Vrysen
Notary Public
My Commission Expires: 06-29-2029

