

Affected Property:

Wildwood Court Condominiums I, II, III
48 Chapel Street
Northampton MA 01060-3606

Cross reference to:

Book 4707, Page 161 (WCC I)
Book 4760, Page 328 (WCC II)
Book 5259, Page 291 (WCC III)



Bk: 12768Pg: 80 Page: 1 of 2
Recorded: 10/05/2017 02:22 PM

Amendments To

Wildwood Court Condominium By-laws

Wildwood Court Management Co. is a non-profit association of owners of the three condominiums referenced here, and at its Annual Meeting of owners and officers on May 8, 2017, with the required quorum, the directors unanimously accepted the results of a referendum of owners whose votes to adopt were tabulated May 5, 2017 after being distributed April 27, 2017.

At said WCM Annual Meeting, the following amendments were adopted:

- 1) "The required Annual Meeting shall be scheduled by WCM officers at a convenient time, date, & location chosen to increase resident voter attendance and safety, with as much notice as possible, preferably more than 12 months in advance." (Replaces *By-Laws*, Article V, 4 in its entirety.)
- 2) "Total annual fees for each unit will be one-ninth of expected WCM yearly disbursements, including to any WCM Long-term or special funds. Such monthly fees will generally be based on the previous years' fees while also considering plans to meet future expenses." (Replaces *By-Laws*, Article VIII, 2. In its entirety.)
- 3) "Records of the revenue and expenditures of the Association reporting all major categories of each shall be provided annually by the WCM officers to each unit not later than April 1 of the year following the year for which the report is made." (Replaces *By-Laws*,

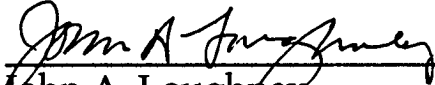
Article VIII, 6. in its entirety.)

- 4) "These By-Laws provide for occupancy only by owner-residents. Leasing of units for any length of time is expressly prohibited. The owner(s) of a Condominium Unit shall not permit the unit to be occupied when the owner(s) is not present for longer than thirty (30) days by anyone except the unit owner(s) specifically referenced in the Condominium Unit Deed." (Replaces *By-laws, Schedule A*, Item 14, in its entirety).

Wildwood Court Management Co. is hereby authorized and directed to file, on behalf of each Condominium Association, these formal Amendments to the said Bylaws with the Hampshire County Registry of Deeds.

In witness thereof, Wildwood Court Management Co. has caused these presents to be executed on its behalf under seal on this 5 day of October, 2017.

Wildwood Court Management Co. by:

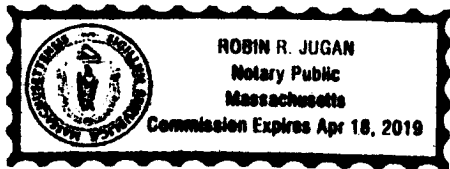


 John A. Loughney
 Duly Authorized Person

Commonwealth of Massachusetts
Hampshire County, SS.

On this day, October 5 2017, before me, the undersigned notary public, personally appeared *John A. Loughney* (acting in his capacity as a Duly Authorized Person for Wildwood Court Management Co.) proved to me through satisfactory evidence of identification (Mass. Driver's License #S52535038, expiring 4/3/2022) to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.





ATTEST: HAMPSHIRE, , REGISTER
 MARY OLBERDING