

WILLISTON, VT TOWN CLERK'S OFFICE  
Received Jan 16, 2015 11:47A  
Recorded in VOL: 519 PG: 194- 195  
Of Williston Land Records

THIRD AMENDMENT TO DECLARATION OF INTEREST: Deborah Beckett, Town Clerk  
PLANNED COMMUNITY FOR THE HAMLET 56318

This Third Amendment to Declaration of Planned Community for The Hamlet (the "Third Amendment") is made by **VILLAGE ASSOCIATES, LLC**, a Vermont limited liability company with a place of business in Williston, County of Chittenden and State of Vermont (the "Declarant").

Background

1. Declarant has declared a common interest community known as The Hamlet, as described in the original Declaration of Planned Community for The Hamlet, and its Exhibits, dated May 30, 2008 and recorded in Volume 428 at Pages 308-348 of the Town of Williston Land Records (the "Original Declaration").

2. Section 4.6 and 5.3 of the Original Declaration provide that Lot 69 and Lot 70 shall each have an exclusive easement appurtenant to their respective Lot for ingress, egress and the parking of motor vehicles in the designated ground floor garage areas in and over Lot 71 (the "Lot 71 Reserved Easements").

3. In the First Amendment to Declaration of Planned Community for the Hamlet dated January 30, 2012 and recorded in Volume 478 at Pages 720-743 of the Town of Williston Land Records (the "First Amendment") and collectively with the Original Declaration, and the Second Amendment to Declaration of Planned Community for the Hamlet dated May 22, 2014 and recorded in Volume 515 at Pages 814-815 of the Town of Williston Land Records, "Declaration"), the Declarant removed and transferred Lots 40-45, 65, 66, 69 and 70 to newly-created Lot Z.

4. Pursuant to the amendment provisions in Sections 13.3 and 15.1 of the Declaration and pursuant to Declarant's reserved Development Rights, Declarant hereby executes this Third Amendment to remove the Lot 71 Reserved Easements from the Planned Community.

N O W , T H E R E F O R E ,

Pursuant to Sections 13.2, 13.3, 13.6 and 15.1 of the Declaration, Declarant hereby amends the Declaration as follows:

Section 1. **Termination of Lot 71 Reserved Easements.** The Lot 71 Reserved Easements are hereby terminated. The following corresponding modifications are also made to the Declaration:

- (a) The following sentence from Section 4.6 (Parking Allocations) is hereby deleted: "The Dwelling on Lot 71 will house detached garage areas for Lots 69 and 70."
- (b) The following sentence from Section 5.2 (Easements for Parking Garage Areas) is hereby deleted: "Lots 69 and 70 shall have garage area and access easements over Lot 71."

Section 2. **Effect of Amendment.** Except as otherwise amended herein, all of the original terms, conditions and provisions of the Declaration shall remain in full force and effect. Capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant, as evidenced by the signature of its Duly Authorized Agent, does hereby execute this Third Amendment to be executed as of the 15 day of January, 2015.

IN PRESENCE OF:

VILLAGE ASSOCIATES, LLC

Elizabeth Demers  
Witness

By [Signature]  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

On this 15<sup>th</sup> day of January, 2015, personally appeared **P. BRETT GRABOWSKI**, Duly Authorized Agent of **VILLAGE ASSOCIATES, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **VILLAGE ASSOCIATES, LLC**.

Before me, Elizabeth Demers  
Notary Public

Notary commission issued in Chittenden County  
My commission expires: 2/10/15

END OF DOCUMENT