

WILLISTON, VT TOWN CLERK'S OFFICE
 Received Apr 09, 2021 02:35P
 Recorded in VOL: 586 PG: 140- 141
 Of Williston Land Records
 ATTEST: Sarah Mason, Town Clerk

FOURTH AMENDMENT TO DECLARATION OF PLANNED COMMUNITY FOR THE HAMLET

This Fourth Amendment to the Declaration of Planned Community for The Hamlet is made on the 8th day of April, 2021.

Recitals

- A. Pursuant to a Declaration of Planned Community for The Hamlet, dated May 30th, 2008 (the "Declaration"), Village Associates, LLC (the "Declarant") submitted the lands and premises described therein to the Vermont Uniform Common Interest Ownership Act. The Declaration was recorded in Volume 428 of Pages 308-348 of the Town of Williston Land Records. The Declaration was thereafter amended as follows:

<u>Amendment</u>	<u>Date</u>	<u>Recording Date</u>	<u>Volume/Page</u>
First Amendment	01/30/2012	01/30/2012	478/720-43
Second Amendment	05/22/2012	09/18/2014	515/814-15
Third Amendment	01/15/2015	01/16/2015	519/194-95

As so amended, the "Amended Declaration."

- B. Section 15.1 of the Amended Declaration provides that amendments to the Declaration shall be made in accordance with § 2-117 of the Vermont Common Interest Ownership Act (the "Act"). Section 2-117(a) of the Act provides, in relevant part that: "the declaration may be amended only by vote or agreement of unit owners of units to which at least 67 percent of the votes in the association are allocated."

Certification

The undersigned, in his capacity as President of The Hamlet Homeowner's Association, Inc., certifies that Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated, at a meeting duly warned and held on October 22nd, 2020, at which a quorum was present and acting throughout, approved the following amendment to the Declaration:

Section 1. Maintenance of Lots and Dwellings

Section 11.2 of the Declaration is amended as follows:

- a) Subsection (a) is deleted, and the following is substituted therefor:

(a) Each Lot Owner shall be responsible for maintaining, repairing and replacing, at his or her own expense, all portions of his or her Lot and the Dwelling thereon in good repair. Such maintenance shall be consistent with this Declaration. In addition, each Lot Owner shall be responsible for paying the real estate taxes assessed against the Lot, and for maintaining all private electricity, telephone, cable television, and water or sewer pipes, lines, ducts, conduits, or other apparatus which serve only the Lot.

In Addition, the Owner of each attached Dwelling shall be responsible for paying a pro rata portion of the maintenance, repair and replacement costs for all shared party walls, roofs, siding, or other shared construction elements that are shared with any other Dwellings that are attached to the Lot Owner's Dwelling to the extent not covered by the Association's maintenance described above. Each Lot Owner's pro rata share of such costs shall be a fraction, the numerator of which shall be one (1) and the denominator of which shall be the number of attached Dwellings forming a single building. For example, if a Lot Owner's Dwelling is part of an attached structure containing a total of two (2) attached Dwellings, the Lot Owner shall be responsible for one-half (1/2) of the costs to maintain any shared party walls, roofs, siding, or other shared construction elements to the extent not covered by the Association maintenance described above.

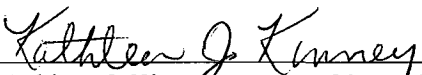
IN WITNESS WHEREOF, the undersigned has executed this Certificate.



Reed Carr, President

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington Vermont on this 8th day of April, 2021, Reed Carr, President of **The Hamlet Homeowner's Association, Inc.**, personally appeared before me and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **The Hamlet Homeowner's Association, Inc.**

Before me, 
Kathleen J. Kinney, Notary Public

My commission expires on: 1/31/2023
Commission Number: 157.0010445

