

Middlesex South Registry of Deeds
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ROBBINS BROOK CONDOMINIUM

AMENDMENT TO THE DECLARATION OF TRUST

Reference is hereby made to that certain Amended and Restated Declaration of Trust, dated August 10, 2016 and recorded with the Middlesex County South District of the Registry of Deeds in Book 67814, Page 418, as may be amended, (the "Declaration of Trust") which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Robbins Brook Condominium Trust, the organization of Unit Owners of the Robbins Brook Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by an Amended and Restated Master Deed dated August 10, 2016 and recorded on August 16, 2016 with the Middlesex County South District of the Registry of Deeds in Book 67814, Page 372, as may be amended.

WHEREAS said Declaration of Trust has heretofore been amended.

the Unit Owners entitled to not less than a majority of the percentage interest for all residential units desire to further amend said Declaration of Trust as provided in Article VII, Section 7.1 thereof.

WHEREAS no other consents are required.

NOW THEREFORE said Declaration of Trust is hereby further amended in accordance with the provisions of said Article VII, Section 7.1 by adding the following text as new subsection 7.1.6 of the Trust:

Electronic Voting and Consents: Notwithstanding any provision to the contrary, no matter where stated, at the election of the Board of Trustees (with notice to the Unit Owners,) in regard to such actions and things as to which the signature, written consent, approval, or vote of the Unit Owners is required, Unit Owners shall be entitled to submit their signatures, written consents, approvals, or cast their votes, using electronic means and electronic signatures. In addition, at the election of the Board of Trustees, any Board of Trustee Meeting, and/or any Unit Owner meeting, may be conducted electronically (through the use of video and/or audio conferencing, or such other technology approved by the Board of Trustees) and such meeting shall for all purposes constitute a validly held meeting.

Without limitation, upon the election by the Board of Trustees, submission of signatures, written consents, approvals or casting of votes by electronic means shall apply to amendments of the Master Deed, or the Trust, and to vote for election of Trustees, and a unit owner voting electronically, or in writing by such means as a mailed (or scanned, emailed, or faxed) ballot or consent form, shall be counted as being in attendance at the unit owner meeting for which such vote is submitted for purposes of determining a quorum at such meeting.

Requirements and procedures for submission, signing, written consents, approvals or casting of votes using electronic means and electronic signatures, including authentication of a unit owner's identity, shall be determined by the Trustees in their sole discretion. Such requirements shall be made available to the unit owners and may be adopted, amended, and rescinded from time to time by the Board of Trustees, as they determine in their sole discretion.

In addition, at the option of the Board of Trustees, any action by the unit owners may be taken by electronic voting/consent/ or electronic submission in lieu of any meeting, and such shall have the same force and effect as if taken at a validly held meeting of unit owners.

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Robbins Brook Condominium Trust, having first received the written consent of the Unit Owners entitled to not less than a majority of the percentage interest for all residential Units have set our hands and seals this 28th day of July, 2021.

Patricia Jamieson
PATRICIA JAMIESON, Trustee

~~Alan Kaprielian~~
Alan Kaprielian, Trustee

Thomas M. Shea
Thomas M. Shea, Trustee

David E. Brown
David E. Brown, Trustee

Judith A. McJohn
Judith A. McJohn, Trustee

Gail E. Enman
Gail E. Enman, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 28th day of July, 2021, before me, the undersigned notary public, personally appeared Patricia Jamieson, Thomas Shea, David Brown, Gail Enman, Alan Kaprielian, Judith McJohn 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 person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustees of said Robbins Brook Condominium Trust.

Scott D. Wolf
Notary Public

My Commission Expires: 8-5-22
Print Notary Public's Name: Scott D Wolf
Qualified in the State/Commonwealth of MA

