

AFTER RECORDING RETURN TO:

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Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF 30 LOFTS CONDOMINIUM**

The 30 LOFTS CONDOMINIUM OWNERS ASSOCIATION, a Maine non-profit corporation, hereby certifies that the following amendment to the Declaration of Condominium of 30 Lofts Condominium, dated July 17, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34211, Page 89, as amended (the "Declaration") for property located in the City of Portland, County of Cumberland and State of Maine was adopted on November 28, 2017 at a meeting of the unit owners at which one 83.3 percent (83.3%) of the members voted in favor of the Declaration amendments below:

A. Voted: to Amend Article 6 (Limited Common Elements) of the Declaration by adding the following:

A limited common element parking space, including the parking spaces nearest the building which are designed to meet accessibility needs, may be reassigned by an amendment to the Declaration in accordance with section 1602-108(b) of the Act. Any owner wishing to reassign a limited common element parking space shall submit to the Board of Directors the language of a proposed amendment and such additional details as the Board of Directors may reasonably require. If approved by the Board, the proposed amendment must also be approved by vote or agreement of the owner of each unit particularly affected, and the owners of the units to which 75% of the votes of the association are allocated. If approved by unit owners, the amendment shall be recorded in the registry of deeds. The Board shall determine which unit or units are "particularly affected". Unit owners seeking approval under this paragraph shall pay a fee of \$500 and all costs incurred by the Association in connection with the application, including preparation of the amendment, recording costs and attorney's fees. Notwithstanding the foregoing, when an amendment is submitted to reassign a van accessible parking space from a person without a physical disability to a person with a condition or impairment that substantially limits his or her mobility and said application is consented to in writing by all of the unit owners whose units are affected, the Board alone shall have authority to approve that request. All application fees for any such request shall be waived.

B. Voted: to Amend Exhibit A to the Declaration as follows:

Remove the language as follows:

“Subject to a Stormwater Drainage System Maintenance Agreement dated January 3, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33738, Page 191”.


Add the language as follows:

“Subject to a Stormwater Drainage System Maintenance Agreement dated November 28, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34497 Page 47.”

In all other respects said Declaration of Condominium of 30 Lofts Condominium is hereby ratified and confirmed.

Witness its hand and seal as of November 28, 2017.

30 LOFTS CONDOMINIUM OWNERS
ASSOCIATION

By: 
Thomas Landry, President

State of Maine
County of Cumberland, ss

November 28, 2017

Then personally appeared before me the above named Thomas Landry in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said association.

Before me,



Notary Public/Attorney at Law

Name: Glenn A. Irvine

My commission expires on 11/10/18

Received
Recorded Register of Deeds
Nov 30, 2017 01:31:48P
Cumberland County
Nancy A. Lane