

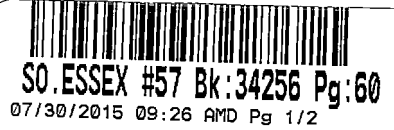
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NORTHBROOK CONDOMINIUM ASSOCIATION

P.O. BOX 447

AMESBURY, MA 01913



July 25, 2015

The amendment was passed on July 19, 2015 by a vote of the community, in the affirmative, of 53.46% in the annual election. The amendment reads as follows: To be recorded separately.

PROPOSED SEX OFFENDER AMENDMENT TO MASTER DEED*

In order to provide for community safety, to provide protection for children and families, and to provide for the stability of home values in this condominium community, no convicted and/or registered Tier 2 or Tier 3 sex offender, as the same are defined by the Massachusetts General Laws, as amended from time to time, shall be permitted to reside within the Northbrook Condominium.

No Unit with the Northbrook Condominium shall be conveyed to, leased to, or occupied by a convicted and/or registered Tier 2 or Tier 3 sex offender.

No conveyance, attempted conveyance, lease, attempted lease, or other transfer or attempted transfer of any interest in and to any Unit within the Northbrook Condominium to a convicted and/or registered Tier 2 or Tier 3 sex offender shall be considered to transfer to any owner, tenant or other persons purporting to acquire an interest in said property the right to enter upon the roadways or otherwise utilize any of the common property within the Northbrook Condominium. Any conveyance, attempted conveyance, lease, attempted lease, or other transfer or attempted transfer of any interest in and to any Unit within the Northbrook Condominium to a convicted and/or registered Tier 2 or Tier 3 sex offender shall be null and void.

This Restriction as to any specific conveyance, lease or other transfer of property may be modified or rescinded by the Board of Managers of the Northbrook Condominium, but said rescission shall not be deemed effective unless in writing and recorded with the Essex South District Registry of Deeds subsequent to consideration by the Board and a determination that the person so applying is in their judgment no longer constitutes a danger to the community based upon the facts and circumstances existing at said time.

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MARGINAL REFERENCE REQUESTED	
BOOK <u>6053</u>	PAGE <u>11</u>


PROPOSED SEX OFFENDER AMENDMENT TO MASTER DEED Pg 2

This Covenant shall not be utilized at any time by the Board of Managers of the Northbrook Condominium to discriminate against purchasers or lot owners on the basis of race, sex, national or ethnic origin or other improper purposes. The Board of Managers of the Northbrook Condominium, or any committee to which authority is delegated with regard to the enforcement of this Restrictive Covenant, shall be personally immune from any liability for enforcement.

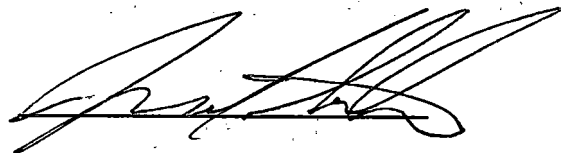
On July 19, 2015, an organizational meeting was held to elect Officers of the Board of Managers, who will serve for a period of three years. Results have been recorded separately at the Registry of Deeds.

July 23, 2015 Book 34237 Page 28 Election of 2015 results

On this 25th day of July, 2015 personally appeared before me Doreen Silva, Treasurer of Northbrook Condominium Association, and made oath the forgoing was true and correct according to the records of the Association and thereunto set her hand and seal.



Doreen Silva, Treasurer



Donald Silva

Notary Public

My Commission expires May 29, 2020

