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X NORTHBROOK CONDOMINIUM ASSOCIATION  
PO BOX 260  
AMESBURY, MA 01913

January 1, 1997

John L. O'Brien, Jr., Register of Deeds  
Essex County, Southern District  
36 Federal Street  
Salem, MA 01970

On December 10, 1996, the results of a vote to incorporate three amendments to the Rules and Regulations of the Master Deed were compiled and announced. A quorum was reached as 68.01% of all unit owners participated. Each amendment passed; Amendment #1 received a "yes" vote of 59.60%, Amendment #2 received a "yes" vote of 50.21% and Amendment #3 received a "yes" vote of 64.28%.

Amendment One: "All units purchased after January 1, 1997, must be owner occupied for at least one year from the date of purchase before the owner is allowed to convert to a renter occupied unit. Failure to comply will result in a fine of \$25.00 per day."

Amendment Two: "Only 17 of the 84 units at Northbrook (20.3%) may be held for rental purposes at any time; that is, non-owner occupied. Those units currently held for rental (as of the date of this election) are "grand-fathered" i.e. may continue to be rented, by the current renter. Approval for converting an owner-occupied unit to a non-unit owner occupied unit must be obtained in writing from the Board of Managers prior to tenants occupying the unit. Any unit owner who does not obtain such approval will incur a \$20.00 per day fine, along with legal costs Northbrook may incur to have the tenant removed."

Amendment Three: "The fine for operating a day care service from a unit at Northbrook is \$25.00 per day, along with legal costs Northbrook may incur to enforce this rule."

By: Mark Collyer  
Mark Collyer, President

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 11th day of January 1997, personally appeared before me, Mark Collyer, President of Northbrook Condominium Association, and made oath the foregoing was true and correct according to his verification of the results of the vote, and thereunto set his hand and seal.

Martha A. Taylor  
Martha A. Taylor  
Notary Public

My commission expires April 19, 2002

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