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**NORTHBROOK CONDOMINIUM ASSOCIATION
PO BOX 260
AMESBURY, MA 01913**

June 21, 1999

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

BK 15796 PG 263

The Annual Election was held at the First and Ocean Bank on June 13, 1999 at 11:00 A.M. A quorum was reached (76.4389%); the ballots were tabulated and verified by Board Member Don Silva, and Unit Owners Wilma Bybee and Tami Samprakos, the results were:

Martha A. Taylor	42.45%
Dennis Miller	40.56%
Mary Cinelli	39.34%
Paul Senechal	39.07%
Stewart Kinloch	31.20%
Michael McBride	25.31%
Diane D'Arcangelo	4.68%

Martha A. Taylor, Dennis Miller and Mary Cinelli will each serve a three year term, effective as of the date of the election.

The amendment, having received 52.43% affirmative votes, passed, effective as of the date of the election. The amendment reads:

"Only 10 of the 84 units at Northbrook (11.9%) may be held for rental purposes at any time, that is, non-owner occupied. Those units currently held for rental (with approval on file, as of the date of this election) are "grand-fathered" i.e. may continue to be rented, by the current tenant only. 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."**

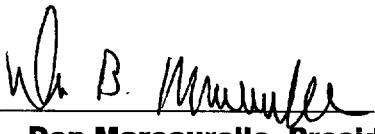
"Definitions:

**Any sublease or assignment of lease shall constitute a new tenant.
A tenant is the person who occupies the unit."**

On June 20, 1999, an Organizational Meeting was held to elect the Officers of the Board of Managers, who will serve until the Organizational Meeting to be held after the 2000 Election.. The Board Members voted unanimously on each of the appointments:

Don Marcaurelle	President
Darrin Despres	Vice President
Donald Silva	Clerk
Martha A. Taylor	Treasurer


Members-at-large are: **Mary Cinelli**
Joy Mason
Dennis Miller

By: 
Don Marcaurelle, President

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 21st day of June 1999, personally appeared before me, Don Marcaurelle, President of Northbrook Condominium Association, and made oath the foregoing was true and correct according to the records of the Association and thereunto set his hand and seal.


Martha A. Taylor
Notary Public
My commission expires April 19, 2002