

**XII STONEHOLM CONDOMINIUM TRUST**

**NON-SMOKING POLICY  
AMENDMENT TO BY-LAWS  
OF DECLARATION OF TRUST**

Reference is hereby made to the Declaration of Trust dated January 4, 2006 and recorded with the Suffolk County Registry of Deeds on January 9, 2006 in Book 38837, Page 1, as may be amended, which pursuant to Massachusetts General Laws, Chapter 183A, established the XII STONEHOLM CONDOMINIUM TRUST (the "Trust"), the organization of Unit Owners of the XII STONEHOLM CONDOMINIUM, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated January 4, 2006, and recorded with the Suffolk County Registry of Deeds on January 9, 2006 in Book 38836, Page 282, as may be amended and located at 12 Stoneholm Street, Boston, Suffolk County, Massachusetts.

We, the undersigned, being a majority of the Trustees of XII Stoneholm Condominium, do hereby certify pursuant to said Declaration of Trust and Massachusetts General Laws, Chapter 183A, as follows:

Pursuant to Article X, Section 10.1 of the By-Laws of the Declaration of Trust, the Trustees by written consent have approved, and the Unit Owners representing 67% or more of the Beneficial Interest of Unit Owners have voted, to amend the By-Laws of the Declaration of Trust by adding the following as a new Section 5.16 to Article V of the By-Laws of the Declaration of Trust, titled "Non-Smoking Policy", effective as of January 1, 2018:

*"Smoking of any tobacco, marijuana, or any other product, that is lit and/or inhaled in any number of forms including, but not limited to cigarettes, cigars and pipes or any other object which produces smoke, shall be prohibited in any unit and shall be prohibited in any of the common areas. This includes but is not limited to the entire building, including the interior of individual units, roof decks, walkways, hallways, stairwells, elevators, laundry facilities, bathrooms, exercise room, swimming pool and the facilities immediately adjacent thereto, lobby, offices, maintenance closets/rooms, basement, storage areas, garage, parking spaces, and any other areas of the condominium development."*

All other provisions of the By-laws of the Declaration of Trust shall remain in full force and effect.

Executed under seal as of the 14<sup>th</sup> day of November, 2017.

Majority of the Trustees  
of the XII Stoneholm  
Condominium Trust  
And Not Individually

Amy Findlay  
Amy Findlay, Trustee

\_\_\_\_\_  
Michael Gordon, Trustee

Frank A. Flynn, Esq., Flynn Law Group  
185 Devonshire Street, Suite 401  
Boston, MA 02110



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Bk: 58811 Pg: 42 Page: 1 of 4  
Recorded: 11/17/2017 10:13 AM  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

James Rusche, Trustee

*[Signature]*

John Riccio, Trustee

*[Signature]*

Priscila Paulino, Trustee

COMMONWEALTH OF MASSACHUSETTS

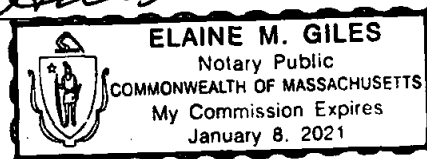
Suffolk ss

On this 14<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared the above named **Amy Findlay**, who 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 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.

*[Signature]*

Notary Public

My Commission Expires:



Print Notary Public's Name:

Qualified in the Commonwealth of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

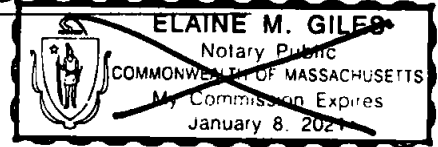
On this ~~14<sup>th</sup>~~ day of November, 2017, before me, the undersigned notary public, personally appeared the above named **Michael Gordon**, who proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me to me who knows the above signatory, or  my own personal

*[Signature]*

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.

*EW*

*Elaine M. Giles*  
Notary Public



My Commission Expires:

\_\_\_\_\_  
Print Notary Public's Name:  
Qualified in the Commonwealth of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this \_\_\_\_ day of November, 2017, before me, the undersigned notary public, personally appeared the above named **James Rusche**, who 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 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.

*EW*

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
Print Notary Public's Name:  
Qualified in the Commonwealth of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

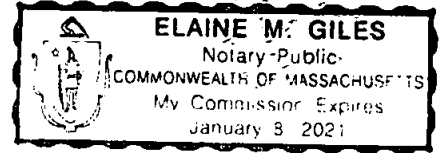
Suffolk, ss

On this 14<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared the above named **John Riccio**, who 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 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.

*Elaine M. Giles*  
Notary Public

My Commission Expires:



Print Notary Public's Name:  
Qualified in the Commonwealth of Massachusetts

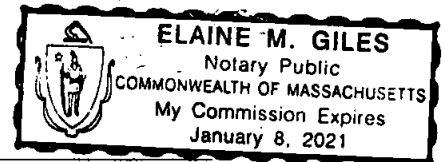
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this 14<sup>th</sup> day of November, 2017, before me, the undersigned notary public, personally appeared the above named **Priscila Paulino**, who 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 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.

*Elaine M. Giles*  
Notary Public

My Commission Expires:



Print Notary Public's Name:  
Qualified in the Commonwealth of Massachusetts