

Suffolk County Registry of Deeds
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Suffolk County Registry of Deeds
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Boston, MA 02114
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**XII STONEHOLM CONDOMINIUM TRUST
(Boston, MA)**

**AMENDMENT TO THE BY-LAWS / DECLARATION OF TRUST
Regarding Electronic Communications, Meetings, and Voting
Add a new Article IV-A**

Reference is hereby made to that certain Declaration of Trust dated January 4, 2006, and recorded with the Suffolk County Registry of Deeds in Book 38837, Page 1, as may be amended, which Trust established pursuant to M.G.L. c. 183A the XII Stoneholm Condominium Trust, the organization of unit owners of the XII Stoneholm Condominium, a condominium established pursuant to M.G.L. c. 183A, by Master Deed dated January 4, 2006, and recorded with the Suffolk County Registry of Deeds in Book 38836, Page 282, as may be amended.

WHEREAS the Unit Owners entitled to no less than Sixty-Seven Percent (67%) of the Beneficial Interest desire to and have voted in writing to amend said By-Laws / Declaration of Trust as provided for in Article X thereof;

WHEREAS the undersigned, who represent no less a majority of the Trustees of the XII Stoneholm Condominium Trust, have voted in favor to amend said By-Laws / Declaration of Trust;

WHEREAS the consent of no less than Fifty-One Percent (51%) of mortgagees has been given in accordance with M.G.L. c. 183A §23;

WHEREAS no other consents are required;

NOW THEREFORE said By-Laws / Declaration of Trust is hereby amended in accordance with the provisions of said Article X as follows:

- I. By adding to a new Article IV-A immediately after the current Article IV regarding Electronic Communications as follows:**

ARTICLE IV-A
Electronic Communications

Section 4.A.1 Meetings. Any and all Meetings contemplated and provided for in this Declaration of Trust and By-Laws, including but not limited to meetings of Trustees and meetings of Unit Owners including those presented in Article III and Article IV, may be conducted in person as provided therein, or through alternative electronic means including but not limited to telephonically, video conference (Zoom, Skype, etc), or any other “virtual” meeting system (hereinafter referred to as “Electronic Meeting”). At any meeting, votes, unless otherwise required by law, can be cast electronically. All notices of meetings when sent must state whether the meeting will be held in person or as an Electronic Meeting and provide the necessary platform and log-in information. The Board of Trustees may establish regulations governing the form and format of Electronic Meetings, the manner to cast electronic votes, and the use of proxies at Electronic Meetings.

The Trustees may also act without a meeting by an instrument, which instrument may be email or other electronic mechanism, signed or consented to by a majority of the Trustees, all of which can be done electronically.

Any reference in the Declaration of Trust, By-Laws, Master Deed, or amendments thereto as to “meetings” shall be read to comply with the language of this Article IV-A. Any reference to “meetings” shall be read to include and also mean Electronic Meeting. Any conflict between this amendment and any other provisions or amendments of the Declaration of Trust, By-Laws, and Master Deed, the terms of this amendment shall control.

Section 4.A.2 Notices. In lieu of paper notices or notices sent by the US Postal Service, the Trustees and Unit Owners may select to have notices sent to them via electronic format such as electronic mail (email) or other similar type of electronic notice, or through a web portal or similar system which web portal may be maintained by the Managing Agent (hereinafter “Electronic Notice”). For a Unit Owner to select electronic notification such Unit Owner must provide the Trustees and/or Managing Agent with their email (or similar) address. Once opted in to receive Electronic Notice, no other notice other than Electronic Notice need be sent unless otherwise required by law or unless Electronic Notice has been revoked in writing by the Unit Owner. Electronic Notice must be given at least seven (7) days prior to the date fixed for the happening of the matter, thing, or event for which such notice is given, or such longer period of time as may be required by the specific terms of Declaration of Trust, Master Deed, and/or By-Laws. Electronic Notice shall be deemed given as of the date the Electronic Notice was sent. The seven (7) day notice requirement to Unit Owners does not apply in emergency situations.

Any Unit Owner who, as of the time of the recording of this amendment, has already provided the Trustees or Managing Agent with their email (or similar) address such Unit Owner shall be deemed to have selected to receive Electronic Notice.

Any reference in the Declaration of Trust, By-Laws, Master Deed, or amendments thereto as to notice shall be read to comply with the language of this Article IV-A. Any reference to "notice" or "written notice" shall be read to include and also mean "Electronic Notice". Any conflict between this amendment and any other provisions or amendments of the Declaration of Trust, By-Laws, and Master Deed, the terms of this amendment shall control.

[End]

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IN WITNESS WHEREOF we, the undersigned being no less a majority of the Trustees of the XII Stoneholm Condominium Trust, having first received the written favorable vote of the Unit Owners entitled to no less than Sixty-Seven Percent (67%) of the Beneficial Interest, and the consent of mortgagees in accordance with M.G.L. c. 183A §23, have set our hands and seals approving and adopting this foregoing amendment to the By-Laws / Declaration of Trust this 20th day of September, 2020.

AS TRUSTEES OF THE XII STONEHOLM CONDOMINIUM TRUST AND NOT INDIVIDUALLY

Amy Findlay, Trustee

James Rusche, Trustee

Priscila Paulino, Trustee

Bob Pan, Trustee

Joseph R. Brady 9/29/20

Joseph Brady, Trustee

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 20th day of September, 2020, before me, the undersigned notary

public, personally appeared Joseph Brady.

_____, and _____, 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 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, as Trustees of said XII Stoneholm Condominium Trust.

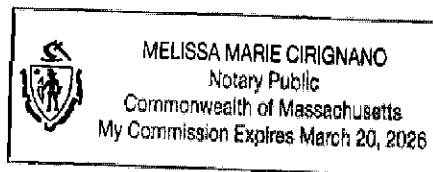
Melissa M. Cirignano

Notary Public

My Commission Expires: March 20th 2026

Print Notary Public's Name: Melissa M. Cirignano

Qualified in the Commonwealth of Massachusetts



IN WITNESS WHEREOF we, the undersigned being no less a majority of the Trustees of the XII Stoneholm Condominium Trust, having first received the written favorable vote of the Unit Owners entitled to no less than Sixty-Seven Percent (67%) of the Beneficial Interest, and the consent of mortgagees in accordance with M.G.L. c. 183A §23, have set our hands and seals approving and adopting this foregoing amendment to the By-Laws / Declaration of Trust this 6th day of ~~September~~ ^{October}, 2020.

AS TRUSTEES OF THE XII STONEHOLM CONDOMINIUM TRUST AND NOT INDIVIDUALLY

Amy Findlay, Trustee

James Rusche
James Rusche, Trustee

Priscila Paulino, Trustee

Bob Pan
Bob Pan, Trustee

Joseph Brady, Trustee

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 6th day of October, 2020, before me, the undersigned notary public, personally appeared James Rusche Bob Pan.

_____, and _____, 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 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, as Trustees of said XII Stoneholm Condominium Trust.

Melissa M. Cirignano
Notary Public
My Commission Expires: March 20th 2020
Print Notary Public's Name: Melissa M. Cirignano
Qualified in the Commonwealth of Massachusetts

