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FIRST AMENDMENT TO DECLARATION OF SAWMILL CROSSING CONDOMINIUM BY SEAVEY DEVELOPMENT, LLC, DECLARANT

WHEREAS, the Declaration of Condominium of Sawmill Crossing Condominium, (the "Declaration"), located in Westbrook, County of Cumberland and State of Maine, was recorded in the Cumberland County Registry of Deeds at Book 37431, Page 66, and

WHEREAS, the Plats and Plans for the Condominium were recorded in Plan Book 220, Pages 404-405, in said Registry; and

WHEREAS, the Declarant wishes to amend the Declaration to comply with certain technical requirements for secondary mortgage market financing.

NOW, THEREFORE, Seavey Development, LLC, Declarant of Sawmill Crossing Condominium, hereby amends the said Declaration as follows:

1. The following section shall be added to the Declaration:

Section 15.2 (d) In addition, the Association shall provide reasonable prior written notice by prepaid United States mail to an Eligible Mortgage Holder and to any guarantor of any Eligible Mortgage Holder who shall have provided notice to the Association of such guarantee of:

(i) any condemnation or casualty loss that affects either a material portion of the Property or the Unit securing its mortgage;

(ii) any 60-day delinquency in the payment of assessments or charges owed by the owner of any Unit on which it holds the mortgage;

(iii) a lapse, cancellation, or material modification of any insurance policy maintained by the homeowners' association; and

(iv) any proposed action that requires the consent of 51% of the Eligible Mortgage Holders.

2. The last paragraph of Article 18 shall be replaced in its entirety with the following paragraph:

If the amendment is not of such a material nature, such as the correction of a technical error or the clarification of a statement, the approval of an Eligible Mortgage Holder may be assumed when that eligible Mortgage Holder has failed to submit response to any written proposal for an amendment within sixty (60) days after the proposal is made.

[Signatures Appear on Following Page]

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Witness its hand this 14th day of December, 2020

Witness

Seavey Development, LLC

By:
Name: Steven E. Cope
Its Member

STATE OF MAINE
CUMBERLAND, ss.

December 14, 2020

Then personally appeared the above named Steven E. Cope, Member of Seavey Development, LLC, Declarant, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, before me,

Notary Public, Attorney at Law
(For Notaries),
My commission expires: 3/9/22
Jazmine A Duran
PRINT NAME

JAZMINE A. DURAN
NOTARY PUBLIC
State of Maine
My Commission Expires
March 9, 2022

SEAL

Received
Recorded Register of Deeds
Dec 14,2020 01:18:03P
Cumberland County
Nancy A. Lane