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Instr # 103597
Rebecca S. Wotton Lincoln County Registry of Deeds

FOURTH AMENDMENT TO THE OAK GROVE CONDOMINIUM, INC. DECLARATION

THIS FOURTH AMENDMENT amends the Oak Grove Condominium, Inc. Declaration and By-Laws dated May 11, 1987, and recorded in Book 1388, Page 319 in the Lincoln County Registry of Deeds (the "Declaration"). The Declaration was previously amended. See Book 1591, Page 172, and Book 2391, Page 111. Pursuant to Section 11 of the Declaration, the Declaration is amended as follows:

1. Section 6 of the Declaration is deleted in its entirety and replaced as follows:

   6. Percentage of Ownership: The percentage of ownership of each unit in the common areas and facilities of the condominium shall be as follows:

   Unit 1A – 7.540% ownership with a total square footage of 1,386.94.

   Units 2B, 3B, 4B, 6B, 7B, 9B, 11B, and 12B – 8.499% ownership per unit each with a total square footage of 1,563.48 per unit.

   Unit 5C and 8C – 7.357% ownership per unit each with a total square footage of 1,353.35 per unit.

   Unit 10D – 9.754% ownership with a total square footage of 1,794.31.

2. In all other respects, the Declaration remains unchanged.

CLERK'S CERTIFICATION

I, Nancy A. S. McCann, certify that I am the President and the Secretary of the Board of the Oak Grove Condominium, Inc. I confirm that a vote of all the Unit Owners was conducted by written ballot on July 5, 2022, regarding the changes to Section 6 of the Declaration as outlined in the Fourth Amendment to the Oak Grove Condominium, Inc. Declaration and the sale to the current owners of Living Unit 10-A of the 67 square feet of common area that was closed-in and made part of Living Unit 10-A. All of the Unit Owners voted to approve.

SIGNED ON February 28, 2024

Witness

Nancy A. S. McCann, as President and Secretary of Oak Grove Condominium, Inc.

COMMONWEALTH OF MASSACHUESTTS

COUNTY OF ESSEX February 28, 2024

Personally appeared the above-named Nancy A.S. McCann, in her said capacity as President and Secretary of the Oak Grove Condominium, Inc, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public
Printed Name: Ruth Ann Sandland
Commission expires: 8-7-2030

RUTH ANN B. SANDLAND NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES 08-07-2030