PINE HILL CONDOMINIUM

THIRD AMENDMENT TO CREATE BUILDING PHASE 7

05816

Section 1. Creation of Building Phase 7.

Homewood-Pine Hill Associates, a Maine general partnership with a place of business in the City of Portland, Cumberland County, Maine ("Declarant"), as Declarant of Pine Hill Condominium Declaration of Condominium dated March 8, 1988, and recorded in the Sagadahoc County Registry of Deeds in Book 871, Page 61 (the "Declarantion"), said Declaration having been amended by First Amendment dated October 7, 1988, recorded in said Registry of Deeds in Book 910, Page 128, and Second Amendment dated December 16, 1988, and recorded in said Registry of Deeds in Book 924, Page 27, pursuant to Section 7.3 of the Declaration, and Sections 1602-109(f) and 1602-110 of the Maine Condominium Act, hereby exercises its reserved right to create six (6) additional units known as 55, 56, 57, 58, 59, and 60, together with the accompanying common elements and limited common elements hereinafter described, all known as "Phase 7" as specified herein.

The location and dimensions of all additional units, their common elements, and the appurtenant limited common elements are located where indicated on Condominium Plat and Plans recorded in the Sagadahoc County Registry of Deeds in Plan Book 24, Pages 82 and 83, respectively.

Pursuant to 33 M.R.S.A. §1602-109(f), reference is made to the attached Affidavit of James P. Fiori, General Partner of Homewood Associates, Homewood Associates being General Partner of Homewood-

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Pine Hill Associates, concerning conformance of Units 55, 56, 57, 58, 59, and 60 created herein with recorded Condominium Plat. The units, common elements, and limited common elements established hereunder shall be fully incorporated into the Pine Hill Condominium as if the Declaration had been originally executed and recorded containing said additional units, common elements, and limited common elements established hereunder.

Section 2. Identification and Allocated Interests.

The six (6) additional units created hereunder shall each have the identifying numbers described above and as set forth in Schedule B attached hereto. The allocated interests of all units are hereby reallocated in accordance with Schedule B.

Section 3. Unit Boundaries.

The unit boundaries are as specified in the Declaration and as shown on the floor plans.

Section 4. Limited Common Elements.

The limited common elements, the exclusive use of which is reserved to the use of a particular unit to the exclusion of all other units, consist of the following for the additional units added hereunder:

(a) A patio/deck in the rear;

(b) A covered entry or porch; and

(c) A storage closet (appurtenant to Townhouse units only).

Section 5. General.

Except as specifically amended herein, the Pine Hill Condominium Declaration dated March 8, 1988, as amended by First Amendment dated October 7, 1988, and Second Amendment dated

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December 16, 1988, shall fully apply to said units and their limited common elements as created hereunder. The Declarant continues to reserve all Development and Special Declarant Rights established in the Declaration and the Maine Condominium Act.

IN WITNESS WHEREOF, Homewood-Pine Hill Associates has set its hand and seal this 25th day of July, 1989.

HOMEWOOD-PINE HILL ASSOCIATES

By: James P. Fiori, General Partner of Homewood Associates

STATE OF MAINE
~~CA.~~ CUMBERLAND, SS.

July 25, 1989

Personally appeared before me the above-named James P. Fiori, a general partner of Homewood Associates, a general partner of Homewood-Pine Hill Associates, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Homewood-Pine Hill Associates.

Before me,

Attorney at Law/~~Notary Public~~

Peter E. Plumb
Printed Name

FIOJ02\3AMENDMENT

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PINE HILL CONDOMINIUM

Unit No.	Percentage Interest In Common Elements and Common Expenses Liability	Vote In Association
1	2.00%	1
2	2.00%	1
3	2.00%	1
4	2.00%	1
5	2.00%	1
6	2.00%	1
7	2.00%	1
8	2.00%	1
9	2.00%	1
10	2.00%	1
11	2.00%	1
12	2.00%	1
13	2.00%	1
14	2.00%	1
15	2.00%	1
16	2.00%	1
17	2.00%	1
18	2.00%	1
19	2.00%	1
20	2.00%	1
21	2.00%	1
22	2.00%	1
23	2.00%	1
24	2.00%	1
25	2.00%	1
34	2.00%	1
35	2.00%	1
36	2.00%	1
37	2.00%	1
38	2.00%	1
39	2.00%	1
40	2.00%	1
41	2.00%	1
42	2.00%	1
43	2.00%	1
44	2.00%	1
45	2.00%	1
46	2.00%	1
47	2.00%	1
55	2.00%	1
56	2.00%	1
57	2.00%	1
58	2.00%	1
59	2.00%	1
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64	2.00%	1
65	2.00%	1

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ATTEST: Lawrence L. Matter
REGISTER OF DEEDS