Bk 2756 Ps15 #4595
05-08-2006 @ 02:11p

FIRST AMENDMENT TO DECLARATION

THE LODGES, A CONDOMINIUM
Rangeley, Maine

WHEREAS, **Sunset Hill Investment, LLC,** a Maine limited liability company ("**Sunset**"), and **The Lodges Development Company**, a Maine corporation ("**Lodges**"), the assignee of Sunset pursuant to a certain Assignment of Declarant Rights dated September 30, 2005, and recorded in the Franklin County Registry of Deeds in Book 2675, Page 180 (Sunset and Lodges collectively the "**Declarant**"), is the owner in fee simple of certain land located in Rangeley, Franklin County, Maine (the "**Land**"), which Land has been submitted by Declarant, together with all improvements, easements, rights and appurtenances thereunto belonging, to the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act ("**Condominium Act**") and thereby creating with respect to the Property a condominium, known as "The Lodges, a Condominium" (the "**Condominium**"), all as more particularly set forth in the Declaration of Condominium, The Lodges, A Condominium, dated September 30, 2005, and recorded in the Franklin County Registry of Deeds in Book 2675, Page 149, as the same may be further modified or amended (the "**Declaration**"). The Condominium property is shown on the following plats and plans: (i) the plan recorded in the Franklin County Registry of Deeds as Plan #4445, identified as follows: "Condominium Plat, The Lodges, A Condominium, Main Street, Rangeley, Maine," dated September 27, 2005; and (ii) on the plan recorded in the Franklin County Registry of Deeds as Plan #4447, identified as follows: "Horizontal and Vertical Boundaries for The Lodges, A Condominium, Rangeley, Maine" (collectively the "**Plats and Plans**"). Reference is also made to the plan identified as "Subdivision Plan; The Lodges, Main Street, Rangeley, Maine" dated August 24, 2005, and recorded in the Franklin County Registry of Deeds as Plan # 4444.

NOW THEREFORE, in accordance with the Development Rights reserved by the Declarant pursuant to the Declaration, and in accordance with Sections 1602-110 and 1602-117 of the Condominium Act, the Declarant hereby amends the Declaration as follows:

1. **Section 3.1, Maximum Number of Units.** Section 3.1, Units, of the Declaration is hereby amended in part as follows: "The maximum number of units is Eighty (80)."

2. **Section 10.2(a), Additional Units.** Section 10.2(a), Additional Units, is hereby amended in part as follows: "(a) To create up to Sixty (60) additional Units as identified within Phase II and Phase III on the Plats and Plans, as the same may be amended, and as may be located on the Additional Real Estate as described in Section 10.1, and Limited Common Elements appurtenant to such Units on the Property for a maximum total of Eighty (80) Units."

3. **Section 10.1(d), General Development Rights to Add Real Estate.** Section 10.1(d), General Development Rights, is hereby amended in part as follows: "(d) Until the construction, marketing and sale of all Units is completed, to complete all improvements shown on the Plats and Plans, to relocate any improvements shown on the Plats and Plans, construct additional Common Element improvements on any part of the Property, to exercise the Development Rights set forth herein, to maintain models and sales offices and to exercise the easements as set forth in Article 8 hereof, to add real estate to the Condominium, including certain real estate, or any portion thereof, or any property contiguous therewith, located in Rangeley, Maine, and more particularly described on the **Schedule A** attached hereto (the "**Additional Real Estate**"), which Declarant may now own or acquire subsequent to the date hereof . . . ."

4. **Construction.** Except as expressly modified or amended herein, the Declaration shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, **Sunset Hill Investment, LLC** and **The Lodges Development Company** have caused this instrument to executed under seal this 31 day of the month of May, 2006.

SIGNED, SEALED AND DELIVERED
In the presence of:

Sunset Hill Investment, LLC

_____
Witness

By: _____
Name: David Rodway
Its: Manager

The Lodges Development Company

_____
Witness

By: _____
Name: David Rodway
Its: Manager

STATE OF MAINE
Cumberland, ss

May 3, 2006

Then personally appeared the above-named David Rodway, the authorized Manager of **Sunset Hill Investment, LLC**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,

_____
Notary Public/Attorney at Law
Name: DOUGLAS F. BRITTON, ESQ.
Commission Expires: _____

STATE OF MAINE
Cumberland, ss

May 3, 2006

Then personally appeared the above-named David Rodway, the authorized Manager of **The Lodges Development Company**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

_____
Notary Public/Attorney at Law
Name: DOUGLAS F. BRITTON, ESQ.
Commission Expires: _____

EXHIBIT A

A certain lot or parcel of land with the buildings and improvements thereon located on the westerly side of Maine State Route 4 in Rangeley, Franklin County, State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by a capped ¾" iron rebar located on the westerly sideline of Maine State Route 4 being the northeast corner of the premises conveyed to Louise E. Falt by deed from Raymond W. Lamb, Louise E. Falt, Barbara L. Therrien and Margaret A. Hunt dated December 15, 1987 and recorded in the Franklin County Registry of Deeds in Book 1007, Page 297 and further being the northeast corner of the premises described herein; thence westerly on a course of N °82 48' 24 [sic] W a distance of nine hundred six and sixty-six hundredths (906.66) feet to a point in the easterly line of land now or formerly of Roy and Nicola J. Messing; thence southerly along the easterly line of land of said Messing on a course of S 16° 34' 13" E a distance of one hundred twelve and ninety-four hundredths (112.94) feet to a point marked by a 1" aluminum pipe located at the southeast corner of land of said Messing; thence continuing southerly along the easterly line of land now or formerly of Catherine L. Shaw on a course of S 15° 35' 34" E a distance of two hundred seventy-nine and thirty-five hundredths (279.35) feet to a capped ¾" iron rebar located at the corner of a page wire fence at the southeast corner of land now or formerly of said Shaw and the northerly line of land now or formerly of DeStefano Realty Associates, LLC; thence easterly along the northerly line of land now or formerly of DeStefano Realty Associates, LLC on a course of S 85° 30' 12" E a distance of seventy-five and eighteen hundredths (75.18) feet to a point marked by a ½" galvanized iron pipe located at the northerly end of a stonewall; thence continuing easterly along the northerly line of land now or formerly of DeStefano Realty Associates, LLC following a cedar rail and wire fence on a course of S 83° 15' 28" E a distance of two hundred nine and seventy-four (209.74) feet to a slight angle in the fence; thence continuing easterly along the northerly line of land now or formerly of said DeStefano following the fence on a course of S 81° 40' 49" E a distance of one hundred fifty-four and forty-five hundredths (154.45) feet to a point marked by a 1" iron rebar; thence continuing easterly along the northerly line of land now or formerly of said DeStefano on a course of S 82° 22' 38" E a distance of three hundred thirty-one and six hundredths (331.06) feet to a point marked by a capped ¾" iron rebar located on the westerly sideline of Maine State Route 4 being the southeast corner of the premises described herein; thence northerly along the westerly sideline of Maine State Route 4 on a course of N 04° 18' 51" E a distance of twenty-nine and twenty hundredths (29.20) feet to an angle in the highway; thence continuing northerly along the westerly sideline of Maine State Route 4 on a course of N 04° 55' 51" E a distance of three hundred thirty-two and

eighty hundredths (332.80) feet to the point and place of beginning. Containing 6.889 acres of land.

Bearings are referenced to an observation of magnetic north with handheld compass dated 1987.

All monumentation noted as capped ¾" iron rebar are topped with a red plastic cap inscribed M.R. Sackett PLS 1170.

Reference can be made to a plan entitled "Standard Boundary Survey prepared for Louise E. Falt" dated December 13, 2000 as prepared by Sackett & Brake Survey, Inc. to be recorded in the Franklin County Registry of Deeds.

EXCEPTING AND RESERVING from the warranty covenants of this deed are such the following easements conveyed by Sylvader Hinkley as may apply to the subject premises.

Easement as set forth in deed of July 18, 1885, recorded at Book 131, Page 473, easement as conveyed by deed of June 26, 1907, recorded at Book 162, Page 173, easement as conveyed by deed of August 12, 1925, recorded at Book 212, Page 380, easement conveyed by deed of July 19, 1929, recorded at Book 237, Page 74, and easement conveyed by deed of July 24, 1911, recorded at Book 179, page 507, Franklin County Registry of Deeds.

Being all of the premises conveyed to Louise E. Falt by deed from Raymond W. Lamb, Louise E. Falt, Barbara L. Therrien and Margaret A. Hunt dated December 15, 1987 and recorded in the Franklin County Registry of Deeds in Book 1007, Page 297.

And further including all of the premises conveyed to Louise E. Falt by Frank M. Davis, Personal Representative of the Estate of Christine L. Davis, by deed recorded December 22, 1987, in the Franklin County Registry of Deeds in Book 1007, Page 294.

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Re: Drummond v Drummond
Pet. (2)

FRANKLIN COUNTY
Susan O. Black
Register of Deeds