NANCY E HAMMOND, REGISTER OF DEEDS
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Scott Edmunds, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

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SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM COVE LANDING, A CONDOMINIUM, in OGUNQUIT, MAINE

This Amendment to **COVE LANDING, A CONDOMINIUM**, Ogunquit, Maine, is made this 13 day of March, 2025.

WHEREAS, Cove Landing, A Condominium was duly created by Declaration of Condominium dated July 31, 1989 and duly recorded in the York County Registry of Deeds in Book 5141, Page 46 (the "Declaration"); and

WHEREAS, the Declaration was amended on September 12, 1990, said Amendment being duly recorded in the York County Registry of Deeds in Book 5514, Page 151, and this first amendment, making two parking places common elements rather than Units, should be reflected in Exhibit B to the Declaration, as provided herein; and

WHEREAS, the Declaration was amended again on July 25, 1991, said second amendment being duly recorded in the York County Registry of Deeds in Book 5826, Page 118; and

WHEREAS, the Declaration was amended again on January 15, 2000, said third amendment being duly recorded in the York County Registry of Deeds in Book 9895, Page 290; and

WHEREAS, the Declaration was amended again on August 7, 2007, said fourth amendment being duly recorded with the York County Registry of Deeds in Book 15549, at Page 579; and

WHEREAS, the Declaration was amended again on October 8, 2015, said fifth amendment being duly recorded with the York County Registry of Deeds in Book 17124 at Page 134; and

WHEREAS, Plans of the Condominium and the units thereof were duly recorded in said York County Registry of Deeds in Condominium File 407; and

WHEREAS, the owners of the said units in the Condominium desire to further amend the Declaration as follows: (i) to extend the minimum rental period for each residential unit.

NOW, THEREFORE, in accordance with the Maine Condominium Act (33 M.R.S.A. §1601-101 et seq.) and the Declaration as Amended, the following changes are made as the sixth amendment to the Declaration:

1. Section 15.7 is hereby deleted and replaced with the following language:

Section 15.7 Lease and Rentals. Any lease or rental agreement must be in writing and subject to the requirements of the Declaration and Bylaws and the reasonable Rules and Regulations of the Owners' Association. No unit may be leased or rented for less than Three (3) consecutive months (or a minimum of Ninety (90) consecutive days).

Any other restriction on leases or rentals appearing in any other document relating to the Cove Landing Condominium, whether recorded or unrecorded is hereby rescinded and replaced with the language set forth above.

The undersigned President of Cove Landing Owners' Association certifies that there are presently no "eligible mortgage holders" on file with the Secretary of the Association as that term is defined under Article X of the Declaration. The undersigned further certifies that at a duly called and held meeting of the Association, the above-recited Amendment was adopted by an affirmative vote of at least 67% of the votes in the Association.

(Signatures on Next Page)

IN WITNESS WHEREOF, Cove Landing Condominium Owners' Association has caused this instrument to be signed and sealed in its corporate name and behalf by **ROBERT W. RIZZO**, its President, thereunto duly authorized this 13 day of March, 2025.

COVE LANDING CONDOMINIUM OWNERS' ASSOCIATION

By: _____
ROBERT W. RIZZO, its President

STATE OF MA
COUNTY OF Middlesex, SS. March 13, 2025

Then personally appeared the above-named **ROBERT W. RIZZO**, President of Cove Landing Condominium Owners' Association and acknowledge the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Association.

Before me,

_____
Notary Public/Attorney at Law

Keri J. Frost January 23, 2026
Print Name/Date Commission Expires

KERI J. FROST
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
January 23, 2026