Return to:
Rebecca D. Shiland, Esq.
JENSEN BAIRD GARDNER & HENRY
10 Free Street, P.O Box 4510
Portland, ME 04112

CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF WEST END COMMONS, A CONDOMINIUM & TO THE BYLAWS OF THE WEST END COMMONS HOMEOWNERS' ASSOCIATION

[Book 20847, Page 32]

The undersigned hereby certify that the following Amendments to the Declaration of West End Commons, a Condominium dated January 26, 2004, and recorded in the Cumberland County Registry of Deeds in Book 20847, Page 32, (as amended, the "Declaration") which condominium is located in the City of Portland, Cumberland County, Maine, and to the Bylaws of the West End Commons Homeowners' Association (the "Bylaws"), were duly adopted pursuant to Article 8, Section 8.1 of the Declaration and Article 8, Section 8.1 of the Bylaws on March 20, 2024 at a duly called meeting of the Unit Owners by the affirmative vote of at least seventy-five percent (75%) in voting interest of the Unit Owners in favor of the Declaration amendment and Bylaws' amendment, and that there are no Eligible Mortgage Holders:

1. VOTED to amend Article II, Section 2.7 of the Declaration:

Notwithstanding the foregoing, each Unit Owner shall provide for the maintenance, repair and replacement of the windows serving the Owner's Unit, including all components thereof which components include but are not limited to window locks, interior and exterior caulking, screens, storm windows, flashing, sashes, sills, jambs, glass, slides, hinges, tracks, knobs, and hardware, together with the washing, cleaning and painting of the exterior and interior surfaces of the windows and components, including window glass. All such activities with the exception of replacement of clear window glass with identical clear window glass shall be subject to prior written approval of the Board and any applicable Rules and Regulations including without limitation, restrictions on the brand and model of replacement window and components and the qualifications of contractors providing such work. If any Owner fails to perform his or her cleaning, maintenance, repair or replacement responsibilities for the window(s) or any component thereof, the Board may perform such cleaning, maintenance, repair or replacement and any costs incurred therefore to the assessment billed to the applicable Unit Owner.

Provided, however, that the Association may elect to provide cleaning, maintenance, repair and/or replacement of Unit windows and/or window components (including glass) if the Board of Directors determines in its discretion that doing so is in the best in interest of the Association. In such case, the Board may assess the expense of the cleaning, maintenance, repair or replacement of the Unit windows and/or window components either as a common expense or pursuant to Section 1603-115(c) of the Condominium Act as an individual assessment to the Unit(s) served by such window(s). Specifically, the Association is authorized to perform a window replacement project following the adoption of this amendment and assess back the costs incurred by the Association in replacing the Unit window(s) and any components thereof to the Unit served by such window(s) as an individual assessment.

2. **VOTED to amend Article III, Section 3.2(c)(1) of Declaration, which begins with the phrase "*Any common expense associated with the maintenance, repair or replacement of a Limited Common Element...*", to add the following to the end thereof: "*Provided further that if the Association elects to perform cleaning, maintenance, replacement or repair of the Unit windows as permitted under Article II, Section 2.7 of this Declaration, the Board of Directors, may assess the costs of such cleaning, maintenance, repair or replacement either as a common expense or to the benefited Unit Owner(s).*"**

3. **VOTED to amend Article V of the Bylaws, Section 5.2(a) to add the following to the end thereof: "*The budget may also reflect the separate assessment of certain expenses incurred by the Association to individual Units benefited therefrom as permitted by Article II, Section 2.7 of the Declaration and elsewhere in the condominium instruments.*"**

[SIGNATURES ON FOLLOWING PAGE]

Dated as of 3/27, 2024.

WEST END COMMONS HOMEOWNERS ASSOCIATION

By: Jordan T. Knab
Jordan T. Knab, President

Duly adopted, Attest:

By: _____
_____, Secretary

State of ~~Maine~~ Florida
County of ~~Cumberland~~ Broward, ss 3/27, 2024

Then personally appeared before me the above named Jordan Knab and _____ in their said capacities and acknowledged the foregoing to be their free act and deed and the free act and deed of said ~~condominium~~ association.

_____
Notary ~~Public~~
Name: Diosdado Sanchez Jr.
My commission expires: Dec. 12, 2026

DIOSDADO SANCHEZ JR
Notary Public - State of Florida
Commission # HH 340632
My Comm. Expires Dec 12, 2026
Bonded through National Notary Assn.

DOC :12848 BK:40711 PG:236
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/23/2024, 02:29:41P
Register of Deeds Jessica M. Spaulding E-RECORDED

Dated as of April 17, 2024.

WEST END COMMONS HOMEOWNERS ASSOCIATION

By: _____
_____, President

Duly adopted, Attest:

By: _____
Telemachus C. Halkias, Secretary

VERMONT dd

State of ~~Maine~~ BENNINGTON dd
County of ~~Cumberland~~, ss

April 17, 2024

Then personally appeared before me the above named Telemachus Halkias and N/A in their said capacities and acknowledged the foregoing to be their free act and deed and the free act and deed of said condominium association.

Mary B Cannavan
Notary Public
Name: Mary B. Cannavan
My commission expires: 1-31-25