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Doc#: 55237 Bk:26363 Pg: 293

RIVERFRONT LOFTS
CONDO ASSOCIATION

www.riverfrontlofts.net

PROPOSED AMENDMENT TO THE RIVERFRONT LOFTS CONDO DOCS
Re: Air Conditioners

The Riverfront Lofts condo docs shall state the following:

Amendment:

Nothing shall be hung or shaken from the patios, decks or windows or placed upon the exterior windowsills of the buildings, *including window air conditioners. Interior portable air conditioners are permitted so long as the vent does not protrude out from the window opening. No clothing or other personal articles shall be allowed to stand in the common elements or limited common elements other than areas designated for such use.

*However, one (1) external air conditioner per unit may be used in one window of each individual unit. Installation of the air conditioner would not be permitted prior to May 15th of each year, and must be removed no later than October 15th of each year. To help preserve the appearance of the property, each air conditioning unit would have to be installed in a uniform manner as determined by the Board of Directors. In addition, prior to installing an air conditioner, each unit owner would be required to sign a waiver of liability which states that the unit owner accepts all responsibility for all property damage or injury, including death to both themselves and their personal property, as well as other people and their property and/or the property of Riverfront Lofts Condominium Association, that my be sustained either directly or indirectly by their decision to use or install the air conditioning unit.

Re: Property registered in book 25597 pg 304

By undersigning this amendment, I, Ellen Esty, give assurance that the above amendment was voted on and passed according to the process set forth in the Condominium Document and Bylaws governing the Riverfront Lofts Condominium Association.

Ellen Esty
Name Ellen Esty

9-19-08
Date

RFL CA President
Position Riverfront Lofts Condo Association

SEAL

on 9-19-08, Ellen Esty appeared before me & signed this document of her own free will.

TODD M. WHALEN
Notary Public, MA
My Commission Expires Dec. 29, 2011

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RIVERFRONT LOFTS
CONDO ASSOCIATION

www.riverfrontlofts.net

PROPOSED AMENDMENT TO THE RIVERFRONT LOFTS CONDO DOCS
Re: Air Filtration Devices

The Riverfront Lofts condo docs shall state the following

Amendment:

Smoke shall not be allowed to travel to neighboring units in the condominium. If deemed necessary by the Board of Directors, a unit owner will be required to utilize a mechanical filtration system to eliminate the transfer of smoke.

Re: Property registered in book 25597 pg 304
By undersigning this amendment, I, Ellen Esty, give assurance that the above amendment was voted on and passed according to the process set forth in the Condominium Document and Bylaws governing the Riverfront Lofts Condominium Association.

Ellen Esty
Name Ellen Esty

9-19-08
Date

RFL CA President
Position
Riverfront Lofts Condo Association

On 9-19-08, Ellen Esty appeared before me & signed this document of her own free will.

SEAL

TODD M. WHALEN
Notary Public, Maine
My Commission Expires December 20, 2011

Docusign Envelope ID: 085AE4B6-85D2-4BF6-827C-1CF86C36E968

Doc#: 55237 Bk:26363 Pg: 295

RIVERFRONT LOFTS
CONDO ASSOCIATION

www.riverfrontlofts.net

AMENDMENT TO THE RIVERFRONT LOFTS CONDO DOCS
Re: Late Condo Fees

The Riverfront Lofts condo docs shall state the following:

Amendment:

The Board of Directors shall assess common charges against the Unit Owners from time to time and at least annually and shall take prompt action to collect any common charge due from any Unit Owner which charge(s) remain unpaid for more than thirty (30) days from the due date for payment thereof. All regular assessments of common expenses shall be payable monthly.

In the event of default by any Unit Owner in paying to the Board of Directors the common charges as determined by the Board of Directors, such defaulting Unit Owner shall be obligated to pay, in addition to their monthly fees, a late fee in the amount of $25.00 each month such common charges are deemed late from the due date thereof, together with all expenses, including attorney's fees, incurred by the Board of Directors in any proceeding brought to collect such unpaid common charges. The Board of Directors shall have the right and duty to attempt to recover such common charges, together with interest or fees thereon and the expenses of the proceeding, including attorneys' fees, in any action to recover the same brought against any such defaulting Unit Owner, or by foreclosure of the lien on such Unit granted by the provisions of the Condominium Act.

Re: Property registered in book 25517 pg 304

By undersigning this amendment, I, Ellen Esty, give assurance that the above amendment was voted on and passed according to the process set forth in the Condominium Document and Bylaws governing the Riverfront Lofts Condominium Association.

Ellen Esty
Name Ellen Esty

9-19-08.
Date

President RFL/CA
Position Riverfront Lofts Condo Association

SEAL

on 9-19-08, Ellen Esty appeared before me & signed this document of her own free will.

TODD M. WHALEN
Notary Public, Maine
My Commission Expires December 20, 2011

Received
Recorded Register of Deeds
Sep 29,2008 12:34:23P
Cumberland County
Pamela E. Lovley